

Rother District Local Plan



DEVELOPMENT AND SITE ALLOCATIONS

CABINET VERSION - SEPTEMBER 2018



1.	Introduction	11
	Part A: Development Policies	
2.	Resource management.....	19
	Water efficiency.....	19
	Renewable and low carbon energy	21
3.	Communities	25
	Retention of sites of social and economic value	25
	Equestrian developments.....	27
4.	Housing.....	31
	Affordable Housing.....	31
	Access to housing and housing standards	36
	Self-build and Custom Housebuilding	44
	External residential areas.....	46
	Extensions to residential gardens.....	48
	Extensions, annexes, alterations and outbuildings	49
	Boundary treatments, accesses and drives	54
5.	Economy.....	59
	Shopfronts, signage and advertising	59
	Holiday Sites	62
	Existing employment sites and premises.....	65
6.	Environment	71
	Landscape character and the High Weald AONB.....	71
	Strategic Gaps	76
	Biodiversity and green space	80
	Sustainable Drainage	86
	Land stability	92
	Environmental Pollution.....	95
7.	Implementation.....	101
	Comprehensive development.....	101
	Development boundaries	103
	Part B: Site Allocation Policies	
8.	Overview	107
9.	Bexhill	113
10.	Hastings Fringes	175

11.	Villages with site allocations.....	191
	Beckley Four Oaks.....	191
	Broad Oak.....	197
	Camber.....	204
	Catsfield.....	213
	Fairlight Cove.....	218
	Hurst Green.....	227
	Iden.....	235
	Northiam.....	239
	Peasmarsh.....	246
	Rye Harbour.....	251
	Westfield.....	259
12.	Other Villages with Development Boundaries	269
13.	Other Policies.....	281
	Gypsies and Travellers.....	281
	Marley Lane	286
 Appendices		
14.	Appendix 1.....	289
	Core Strategy Policies.....	289
15.	Appendix 2.....	291
	Superseded Local Plan 2006 policies	291
16.	Appendix 3.....	293
	Glossary of Terms.....	293

Development Policies

Resource Management

- Policy DRM1: Water Efficiency
- Policy DRM2: Renewable Energy Developments
- Policy DRM3: Energy Requirements

Communities

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

Housing

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

Economy

- Policy DEC1: Shopfronts, Signage and Advertising
- Policy DEC2: Holiday Sites
- Policy DEC3: Existing Employment Sites and Premises

Environment

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

Implementation

- Policy DIM1: Comprehensive Development
- Policy DIM2: Development Boundaries

Site Allocation Policies

Overview

Policy OVE1: Housing supply and delivery pending plans

Bexhill

- Policy BEX1: Land at Levetts Wood and Oaktree Farm, Sidley, Bexhill
- Policy BEX2: Land at Preston Hall Farm, Sidley, Bexhill
- Policy BEX3: Land at North Bexhill
- Policy BEX4: Land at Former High School Site and Drill Hall, Down Road, Bexhill
- Policy BEX5: Land at Gullivers Bowls Club, Knole Road, Bexhill
- Policy BEX6: Land adjacent to 276 Turkey Road, Bexhill
- Policy BEX7: Land at Moleynes Mead, Fryatts Way, Bexhill
- Policy BEX8: Land south of Terminus Road, Bexhill
- Policy BEX9: Land off Spindlewood Drive, Bexhill
- Policy BEX10: Land at Northeye (Former UAE Technical Training Project), Bexhill
- Policy BEX11: Land at Sidley Sports and Social Club, Bexhill
- Policy BEX12: Bexhill Town Centre
- Policy BEX13: Bexhill Town Centre Primary Shopping Area
- Policy BEX14: Land south-east of Beeching Road, Bexhill
- Policy BEX15: Bexhill Cultural Area
- Policy BEX16: London Road - Sackville Road Enhancement Area
- Policy BEX17: Little Common and Sidley District Centres

Hastings Fringes

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

Villages with Site Allocations

Beckley / Four Oaks

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

Broad Oak

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

Camber

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

Catsfield

- Policy CAT1: Land west of the B2204, Catsfield

Fairlight Cove

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

Policy FAC2: Land east of Waites Lane, Fairlight Cove

Hurst Green

Policy HUR1: Land off Foundry Close, Hurst Green

Policy HUR2: Caravan Tech premises, London Road, Hurst Green

Iden

Policy IDE1: Land south of Elmsmead, Iden

Northiam

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

Policy NOR1: Land south of The Paddock/Goddens Gill, Northiam

Peasmarsh

Policy PEA1: Land south of Main Street, Peasmarsh

Rye Harbour

Policy RHA1: Land at the Stoneworks Cottages, Rye Harbour

Policy RHA2: Harbour Road Employment Area

Westfield

Policy WES1: Land at Westfield Down, Westfield

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

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

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

Other Policies

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

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

List of Inset Maps

Policies Map Inset Maps

Inset Map 1:	Bexhill
Inset Map 1a:	Bexhill West
Inset Map 1b:	Bexhill North
Inset Map 1c:	Bexhill Central
Inset Map 2:	Combe Valley Countryside Park
Inset Map 3:	Hastings Fringe (West)
Inset Map 4:	Hastings Fringe (East)
Inset Map 5:	Beckley Four Oaks
Inset Map 6:	Broad Oak
Inset Map 7:	Camber
Inset Map 8:	Catsfield
Inset Map 9:	Fairlight Cove
Inset Map 10:	Hurst Green
Inset Map 11:	Iden
Inset Map 12:	Northiam
Inset Map 13:	Peasmarsh
Inset Map 14:	Rye Harbour
Inset Map 15:	Westfield
Inset Map 16:	Brede and Cackle Street
Inset Map 17:	Guestling Green
Inset Map 18:	Icklesham
Inset Map 19:	Pett
Inset Map 20:	Staplecross
Inset Map 21:	Three Oaks
Inset Map 22:	Winchelsea
Inset Map 23:	Land adjacent to High Views, Loose Farm Lane, Battle
Inset Map 24:	Land at Felon's Field, Marley Lane

List of Figures

- Figure 1: House price to earnings ratios
- Figure 2: Minimum gross internal floor areas and storage
- Figure 3: Main differences between Part M 'Building Regulations' M4(2) & M4(3)
- Figure 4: Number of Entries on the Self & Custom Housebuilding Register
- Figure 5: Local Character Landscape Areas in Rother
- Figure 6: Strategic Gap at Bexhill
- Figure 7: Strategic Gap at Fairlight
- Figure 8: Strategic Gap at Rye
- Figure 9: Internationally Important Wildlife Sites
- Figure 10: SARMS Strategy Area
- Figure 11: Fairlight and Pett Level Drainage Area
- Figure 12: Pevensey Levels Hydrological Catchment
- Figure 13: Fairlight Coastal Zone Buffer
- Figure 14: Settlements with Development Boundaries
- Figure 15: Development targets
- Figure 16: Residual requirements to meet Core Strategy targets as at 1 April 2018
- Figure 17: Residual requirements to meet Core Strategy targets for individual villages as at 1 April 2018
- Figure 18: Summary of housing allocations in this Plan
- Figure 19: Policy BEX1 Detail Map
- Figure 20: Policy BEX2 Detail Map
- Figure 21: Policy BEX3a Detail Map
- Figure 22: Policy BEX3b Detail Map
- Figure 23: Policy BEX3c Detail Map
- Figure 24: Policy BEX4 Detail Map
- Figure 25: Policy BEX5 Detail Map
- Figure 26: Policy BEX6 Detail Map
- Figure 27: Policy BEX7 Detail Map
- Figure 28: Policy BEX8 Detail Map
- Figure 29: Policy BEX9 Detail Map
- Figure 30: Policy BEX10 Detail Map
- Figure 31: Policy BEX11 Detail Map
- Figure 32: Policy BEX12 & Policy BEX13 Detail Map
- Figure 33: Policy BEX14 Detail Map
- Figure 34: Policy BEX15 Detail Map
- Figure 35: Policy BEX16 Detail Map
- Figure 36: Policy BEX17 Little Common District Centre
- Figure 37: Policy BEX17 Sidley District Centre
- Figure 38: Policy HAS1 Detail Map
- Figure 39: Policy HAS2 Detail Map
- Figure 40: Policy HAS3 Detail Map
- Figure 41: Policy HAS4 Detail Map
- Figure 42: Policy BEC1 Detail Map
- Figure 43: Policy BEC2 Detail Map
- Figure 44: Policy BRO1 Detail Map

List of Figures

- Figure 45: Policy BRO2 Detail Map
- Figure 46: Policy CAM1 Detail Map
- Figure 47: Policy CAM2 Detail Map
- Figure 48: Policy CAT1 Detail Map
- Figure 49: Policy FAC1 Detail Map
- Figure 50: Policy FAC2 Detail Map
- Figure 51: Policy HUR1 Detail Map
- Figure 52: Policy HUR2 Detail Map
- Figure 53: Policy IDE1 Detail Map
- Figure 54: Policy NOR1 Detail Map
- Figure 55: Policy NOR2 Detail Map
- Figure 56: Policy PEA1 Detail Map
- Figure 57: Policy RHA1 Detail Map
- Figure 58: Harbour Road Employment Area Boundary Map
- Figure 59: Policy WES1 Detail Map
- Figure 60: Policy WES2 Detail Map
- Figure 61: Policy WES3 Detail Map
- Figure 62: Policy WES4 Detail Map
- Figure 63: Policy GYP1 Detail Map
- Figure 64: Policy MAR1 Detail Map

1. Introduction

- 1.1 Legislation establishes a clear “plan-led” planning system and requires local planning authorities to produce a Local Plan for its area.
- 1.2 In September 2014, the Council adopted its [Rother Local Plan ‘Core Strategy’](#), which sets out its vision, overarching development strategy and strategic policies for development and change, and conservation, for Rother District over the period up to 2028. The Core Strategy identified the need to prepare this further Plan to both set out more detailed ‘development policies’ for certain topics in order to assist in determining proposals and to identify specific ‘site allocations’ to deliver the agreed housing and other development targets.
- 1.3 This Development and Site Allocations (“DaSA”) Local Plan is effectively “part two” of the Council’s Local Plan. It has been prepared to be in general conformity with the Core Strategy and has the same time horizon.
- 1.4 Together with the Core Strategy, this DaSA Local Plan provides the basis for determining planning applications in much of the district and supersedes all generic policies and relevant spatial policies from the earlier 2006 Rother District Local Plan. The superseded 2006 Local Plan policies are identified in Appendix 2.
- 1.5 This DaSA Local Plan needs to read in conjunction with Neighbourhood Plans that are in force in the district and which form part of the ‘development plan’ for their area. Taken together, this Plan and Neighbourhood Plans should allocate the sites necessary to meet the Core Strategy’s settlement housing targets. Neighbourhood Plans may also contain other land use policies which reflect local priorities and should be read in conjunction with the district-wide policies in this Local Plan. Regard to the contribution that Neighbourhood Plans make, and need to make, to meeting the district’s development requirements is contained in the chapter 8: ‘Overview’. The up-to-date progress of Neighbourhood Plans can be found via the Council’s website at www.rother.gov.uk/neighbourhoodplans.
- 1.6 This Local Plan has taken account of a wide range of evidence and inputs, including comments made on the earlier ‘Options and Preferred Options’ version of the Plan and site submissions. Details of the comments received and responses to them can be found in the accompanying Consultation Statement.

Core Strategy context

- 1.7 The Core Strategy established a ‘Vision’ for the District to be recognised for its high quality of life and a strong emphasis on developing vibrant, safe, balanced and inclusive communities. Sustainable growth, including economic growth which encourages young people to stay in the area, and greater prosperity for all are seen as vital to this. There are supporting visions, objectives and strategies for Bexhill, Rye, Battle and the Rural Areas of Rother.

- 1.8 The Core Strategy sets targets for the numbers of additional homes and business floorspace over the period 2011-2028. These targets, which have been accepted through an 'examination in public' of the Plan, balance the need for more homes, improving economic opportunities and social well-being with maintaining the special character and particular environmental qualities of the District that make it an attractive place to live.
- 1.9 The housing development target for the District as a whole is for at least 5,700 new homes to be built over the plan period. The majority, some 3,100, are to be at Bexhill, with 475-500 dwellings at Battle, 355-400 dwellings at Rye, at least 100 dwellings on the fringes of Hastings and 1,670 dwellings across villages.
- 1.10 Of course, a number of homes have been built since the Core Strategy was prepared, as well as new planning permissions granted. Chapter 12 presents an update of housing requirements for all towns and villages for which a need for further allocations is indicated in the Core Strategy.
- 1.11 The Core Strategy also looks to provide for at least 100,000 square metres (sqm) of additional business floorspace over the plan period, with respective minimum requirements of 60,000sqm at Bexhill, 10,000sqm at Battle (including Marley Lane), 10,000-20,000sqm at Rye/Harbour Road, 3,000sqm in the Hastings fringes and 10,000sqm across the Rural Areas. Chapter 8 summarises the progress to date, while the Employment Sites Review Paper provides a background to the outstanding quantitative and qualitative requirements.
- 1.12 In addition to its spatial strategies, the Core Strategy also sets out a number of overarching 'core', or strategic, policies that address key issues facing the District under the following themes:
- *Sustainable Resource Management*
 - *Communities*
 - *Local Housing Needs*
 - *Economy*
 - *Environment*
 - *Transport and Accessibility*
 - *Implementation and Monitoring*
- 1.13 The full list of Core Strategy's policies, which should be read in conjunction with policies in this Plan, is reproduced at Appendix 1 for ease of reference.
- 1.14 The Core Strategy replaced the broader policies of the earlier 2006 Rother District Local Plan. This Local Plan now supersedes most of the remaining more detailed 2006 Local Plan policies, as listed at Appendix 2, exceptions being a few 2006 policies, mainly site allocations, not covered by this Local Plan but within a neighbourhood area where a Neighbourhood Plan is yet to be made.

Regard to other development plans/strategic policies

- 1.15 While the Core Strategy's overarching policies were developed in collaboration with adjoining authorities in relation to cross-boundary strategic issues, under the Council's 'duty to cooperate', this Plan has also involved proper liaison with other local planning authorities on cross-boundary issues. Where there are common issues across the wider area, consideration has been given to related policies of neighbouring authorities, whilst recognising respective contexts and priorities.
- 1.16 Of note, the 'East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan', 2013 also forms part of the statutory development plan for the area and provides the strategic framework in relation to proposals for such uses. It is supplemented by a 'Waste and Minerals Sites Plan'. Further details are available from East Sussex County Council.
- 1.17 As acknowledged in the adopted Core Strategy, regard must be had to the UK Marine Policy Statement, along with Marine Plans and designations, as these are developed, to ensure integration with the marine planning regime. The Marine Management Organisation's (MMO) South Inshore & South Offshore Marine Plan provides a framework for marine and coastal activity that operates in parallel to the terrestrial planning regime. In fact, Rother District Council shares responsibility with the MMO for the intertidal zone, which includes the tidal waters of any estuary, river or channel. Proposals within such areas will therefore need to be in accordance with current Marine Planning Policy.
- 1.18 Of particular note, in view of the close physical, economic and social links with neighbouring Hastings, the close collaboration established during the preparation of respective Core Strategies has continued, with policies for sites in the Hastings Fringes in this document dovetailing with ones in Hastings.
- 1.19 In terms of transport, regard is had to the East Sussex Local Transport Plan 2011-2026 and its more recent Implementation Plan 2016-2012. Also of note is its emerging Walking and Cycling Strategy. Looking further ahead, there is a concerted local initiative to bring high speed rail to the area, as an extension of the Javelin service from Ashford, into Rye and Bexhill, as well as Hastings and Eastbourne. This would provide a major economic boost to the area, as demonstrated by an economic study in 2017. However, it is subject to on-going technical work and funding decisions, so would likely not be introduced until towards the end of the Plan period. Hence, this will be further considered in the review of the Local Plan.

Regard to the National Planning Policy Framework

- 1.20 National planning policies are contained in the 'National Planning Policy Framework' (NPPF). Local planning policies should be consistent with national planning policies, unless there are reasons justifying a local exception. The NPPF is also a material consideration in determining applications.

- 1.21 The NPPF defines the purpose of the planning system in terms of contributing to “sustainable development”, with three interdependent economic, social and environmental objectives. It includes a ‘*presumption in favour of sustainable development*’, which is applied locally through Core Strategy Policy PC1.
- 1.22 The NPPF is supported by extensive ‘Planning Practice Guidance’ and complemented by separate ‘Planning policy for traveller sites’ and ‘National Planning Policy for Waste’ documents.
- 1.23 The first NPPF, published in 2012, has recently been revised through the publication of a new NPPF in July 2018. While this Local Plan has been prepared to accord with the 2012 NPPF, notably in terms of housing provisions (which are set by the current Core Strategy), regard has also been had to the 2018 NPPF. Hence, it is believed that this Plan’s policies, as set out in Part A and Part B, are also consistent with this latest statement of Government policy.

Structure of the document

- 1.24 The Local Plan has two principal parts:

Part A: Development Policies

- 1.25 These complement the ‘core policies’ already included in the adopted Core Strategy (and those in the NPPF) and relate to topics where further elaboration is considered necessary to provide a proper basis for local development management.
- 1.26 They are laid out under the Core Strategy’s thematic headings, as highlighted above. For the main part, these are generic policies that would apply to a relevant situation anywhere in the District, but also includes policies relating to certain localities, notably in relation to land inside or beyond development boundaries’ (although individual boundaries are contained in Part B), the High Weald AONB, ‘Strategic Gaps’ (being tracts of land between the settlements identified in Policies HF1 and RY1 of the Core Strategy) in the Pevensey Levels hydrological catchment and in parts of Fairlight where there are coastal erosion and drainage issues.

Part B: Site Allocations:

- 1.27 Chapters in this Part of the Plan set out site specific proposals that are being proposed to meet the requirements of the Core Strategy. It covers Bexhill and villages that are not covered by on-going Neighbourhood Plans – see below.
- 1.28 Policy proposals not only deal with new housing development, but also include, for example, proposals regarding business and retail uses and open space. All existing settlement development boundaries, again excluding those covered by Neighbourhood Plans, are also reviewed.

Strategic and non-strategic policies

- 1.29 Essentially, it is the Core Strategy that sets the strategic policies of the Local Plan, while those of this Plan are generally viewed as “non-strategic” – but still important and warranting statutory expression. However, insofar as the affordable housing policy (DHG1) refines the thresholds set by Core Strategy policy LHN2 and policy DHG2 refines Core Strategy policy LHN3 in respect of rural ‘exception sites’, these are strategic policies. In addition, insofar as the policies in this Plan for the Strategic Gaps (DEN3) and Combe Valley Countryside Park (HAS1) give spatial expression to Core Strategy policies RY1(xii), HF1(iii) and HF1(i) respectively, they are also regarded as strategic.

Maps

- 1.30 A district-wide ‘Policies Map’, identifying the coverage of a series of component ‘Inset Maps’ which identify the location of spatial policies, is incorporated with this Local Plan. Where policies refer to the Policies Map, this should be taken to include references to the Inset Maps.

Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)

- 1.31 Undertaking a SA/SEA is a requirement of land-use plans to help ensure that they contribute to achieving sustainable development. The SA/SEA assesses reasonable policy options, as well as the policies, against sustainability objectives. The full SA/SEA Assessment, covering both development policies and site allocations, is published as a separate document accompanying this Plan.

Habitats Regulations Assessment

- 1.32 While a Habitats Regulations Assessment (HRA) was undertaken for the Core Strategy to consider the potential impacts of the development strategy on international sites of nature conservation importance - being primarily the Dungeness Complex of sites that straddle the Rother/Shepway boundary in the east of the District and the Pevensey Levels, straddling the Rother/Wealden boundary in the south-west of the District – a further Assessment has been carried out for this Plan. This is also published as a separate document accompanying this plan, and has informed both its policies and the SA/SEA.

Other Evidence documents

- 1.33 All documents that support this Local Plan are published online in the Background Evidence section of the Planning Policy part of the Council’s website.

Part A: Development Policies

2. Resource Management

Water Efficiency

Renewable and Low Carbon Energy

3. Communities

Retention of Sites of Social or Economic Value

Equestrian Developments

4. Housing

Affordable Housing

Access to Housing and Housing Standards

Self-build and Custom Housebuilding

External Residential Areas

Extensions to Residential Gardens

Extensions, Annexes, Alterations and Outbuildings

Boundary Treatments, Accesses and Drives

5. Economy

Shopfronts, Signage and Advertising

Holiday Sites

Existing Employment Sites and Premises

6. Environment

Landscape Character and the High Weald AONB

Strategic Gaps

Biodiversity and Green Space

Sustainable Drainage

Land Stability

Environmental Pollution

7. Implementation

Comprehensive Development

Development Boundaries

2. Resource management

Water efficiency

- 2.1 The Council's adopted Local Plan Core Strategy policy SRM2 relating to Water Supply and Wastewater Management supports effective management of water resources by a number of measures including by (v) *Ensuring that all development incorporates water efficiency measures appropriate to the scale and nature of the use proposed.*
- 2.2 Water is recognised as being a finite resource and, in common with the rest of south-east England, Rother is identified as an area of 'serious' water stress¹.
- 2.3 This is clear evidence that water efficiency measures are needed in this area, as well as being consistent with the overarching South East River Basin Management Plan: [Water for life and livelihoods Part 1: South East River Basin District Management Plan \(2015\)](#). This specifies key actions for the catchment basins to meet the objectives of the Water Framework Directive including regulating the amount of water extraction and states: *'Dealing with unsustainable abstraction and implementing water efficiency measures is essential to prepare and be able to adapt to climate change and increased water demand in future'*.² Amongst other recommendations, it encourages that: *'Local government sets out Local Plan policies requiring new homes to meet the tighter water efficiency standard of 110 litres per person per day as described in Part G of Schedule 1 to the Building Regulations 2010.'*³
- 2.4 Furthermore, the Environment Agency's [Rother Abstraction Licensing Strategy \(2013\)](#) states *'Water efficiency and the reduction in household water demand are crucial elements of good water resource management planning especially as the South East is under increased pressure from climate change and population growth.'*
- 2.5 Locally, while both water suppliers, Southern Water and South East Water, have indicated that they can accommodate the level of planned development in the district, it is acknowledged that there will inevitably be pressure to manage existing water resources more effectively, not least because of restrictions on abstraction, notably on the Pevensey Levels, and the cumulative effects of development across the wider area.
- 2.6 The Government has said that Councils may, through their Local Plan, apply the optional standard for water efficiency in new homes as provided for by the Building Regulations where there is a clear need and does not prejudice the viability of development and housing delivery.

¹ Environment Agency paper '[Water Stressed Areas - Final Classification](#)' published in 2013.

² South East river basin management plan - Part 1 (Water Resource Sustainability Measures p58).

³ South East river basin management plan - Part 1 Changes to natural flow and levels of water (p44).

- 2.7 The need is clear and, having regard to the marginal additional costs of adopting the higher standard⁴, it is evident that this is an achievable standard for house builders to implement. It will also benefit new home-buyers in terms of reducing their water usage, and associated costs.

Policy DRM1: Water Efficiency

New development should plan positively to minimise its impact on water resources. All new dwellings are required to be designed to achieve water consumption of no more than 110 litres per person per day.

- 2.8 This policy will be implemented through the Building Regulations.
- 2.9 To meet the regulatory requirements⁵, it will be necessary to demonstrate compliance via a calculation of the water usage (from mains supply) of sanitary appliances and white goods provided and installed. All products supply datasheets which outline the water consumption based on output of litres/minute. Applicants can calculate the estimated use with the methodology in the [Water Efficiency Calculator](#)⁶ or use Table 2.2 in Building Regulations Part G 2015 which sets out the maximum fittings consumption levels.
- 2.10 The provision of water efficient appliances would also be welcomed in a wide range of developments, including residential extensions and alterations and those for commercial and other uses. Rainwater and grey-water storage and recycling measures would also contribute to effective water usage; hence, their provision would also be regarded as a positive factor in the consideration of proposals, where consistent with design and heritage considerations.

⁴ [Housing Standards Review Cost Impacts](#) DCLG, September 2014.

⁵ Part G of Schedule 1 and regulation 36 to the Building Regulations 2010 as amended.

⁶ [The Water Calculator](#) is an online tool which can be used to assess the efficiency and water consumption of many products.

Renewable and low carbon energy

- 2.11 The Government's National Planning Policy Framework expects local planning authorities to have a positive strategy to promote energy from renewable and low carbon sources. Core Strategy Policy SRM1: 'Towards a Low Carbon Future' provides a strategy to mitigate and adapt to the impacts of climate change.
- 2.12 The Core Strategy's approach was supported by a 'Low Carbon & Renewable Potential Study' (2010) and a further Background Paper has been prepared to provide further evidence on opportunities for 'Energy from Renewable and Low Carbon Sources'. Both of these are published on the Council's website.
- 2.13 Core Strategy Policy SRM1(iii) sets out the Council's strategic position, to:
- Support stand-alone renewable and low carbon energy generation schemes, particularly those utilising solar, biomass and wind energy technologies, that:*
- a) *do not have a significant adverse impact on local amenities, ecological and heritage assets or landscape character, and*
 - b) *in respect of locations in or adjacent to the High Weald AONB and other sensitive landscapes, are generally small in scale;*
- 2.14 Government policy advises that when drawing up a Local Plan, local planning authorities should consider identifying suitable areas for renewable and low carbon energy generation, adding that applications for such developments in identified areas should expect favourable consideration, while those outside these areas will need to demonstrate that the proposed location meets the criteria used in identifying suitable areas. This is subject to a qualification that schemes for wind turbines should be in an area identified as suitable for wind energy development in a local or neighbourhood plan, and that communities' concerns are addressed.

Wind energy

- 2.15 The Council's recent Background Paper indicates the potential for wind turbines, based on prevailing wind speeds. Further consideration has been given to this potential. However, the High Weald's historic and intricate landscape pattern, with particularly sensitive elevated ridges, make it very difficult to identify suitable locations other than through detailed assessment of a specific scheme. Areas outside the High Weald AONB, including the west/north-west of Bexhill and western edges of Hastings, have raised concerns about the impact of schemes on the rural setting of settlements and on the open and essentially undeveloped Strategic Gap between Bexhill and Hastings. Hence, no clearly suitable areas are identified.
- 2.16 A smaller scheme (in number and size) is not necessarily ruled out. However, such a smaller scheme would only be acceptable where it would be consistent with relevant designations, notably for the conservation of the High Weald AONB and/or the Strategic Gaps, and other planning policy considerations.

Energy from biomass

- 2.17 There is support for utilising the district's potential for biomass as a fuel, largely in terms of promoting sustainable woodland management and utilising a local renewable resource. However, due to their highly fragmented nature and limited accessibility, the potential woodland resource is not likely to support large-scale biomass plants. Furthermore, much of the woodland is Ancient Woodland, for which both national and local nature conservation policies are strongly protective.
- 2.18 Nevertheless, small-scale biomass boilers may be viable using local wood fuel. They may serve a single user, such as a school or commercial building, or a single dwelling. Providing working chimneys or flues in buildings to accommodate boilers or wood burners may be appropriate, particularly in rural settings.
- 2.19 In all cases, the level of demand generated for wood fuel must be compatible with, and where practicable promote, sustainable woodland management.

Solar energy

- 2.20 Much solar equipment falls outside planning control. Where permission is required for proposals in the High Weald AONB, on a Listed Building or in a Conservation Area, Core Strategy policies EN1, EN2 and EN5 would require that the objectives of such designations should always be respected. Commercial "solar farm" opportunities are very limited; one in the south-west of the district, outside the High Weald AONB, has been implemented, taking advantage of the nearby electricity sub-station. No other suitable proposals have come forward.
- 2.21 Given the constraints and uncertainties associated with the respective energy resources potentially available in the district (which includes heat pumps, etc.) a flexible approach is appropriate, as set out in Core Strategy policy SRM1. Particular policies that may be relevant are the above-mentioned Core Strategy policies and related policies in this Plan, notably those in the Environment chapter.

Policy DRM2: Renewable Energy Developments

Proposals for low carbon and renewable energy schemes, including community-led initiatives, will be supported where they accord with Core Strategy policy SRM1, where applicable, and with other policies in this Plan, including DEN1, DEN2, DEN3, DEN4 and DEN7.

Proposals for large-scale stand-alone wind turbine schemes would be incompatible with the objectives of environmental designations across the district, although smaller schemes will be considered in accordance with the paragraph above.

- 2.22 Proposals for community-led initiatives for renewable and low carbon energy, including those proposed as part of a Neighbourhood Plan, will be supported, having regard to the above policy.

Energy options in new development

- 2.23 Core Strategy Policy SRM1(i) promotes renewable and low carbon energy through its requirements for an energy strategy for residential developments of 10 or more dwellings and non-residential schemes of at least 1,000sqm of floorspace, while larger schemes, of 100 dwellings (or 50 flats), are required to consider the potential for combined heat and power generation (CHP). However, it recognised that these thresholds may need to be reviewed.
- 2.24 Based on experience to date, the requirement for an energy strategy is perceived as an unduly onerous expectation from smaller schemes and has not been secured. Furthermore, the Government has updated the Building Regulations in relation to energy standards of buildings. Also, the threshold for assessing CHP potential is recognised as too low. In fact, it is unlikely to be viable for any of the allocations in this Plan.
- 2.25 It is still considered that developers should have specific regard to the energy demands of their developments, which may relate to building orientation, layout, means of energy and heat generation. (Water efficiency requirements are set out in Policy DRM1.)

Policy DRM3: Energy Requirements

The extent to which a proposal incorporates renewable and low carbon energy technologies will be a factor weighing in the favour of a proposed development.

Proposed developments of more than 100 dwellings or 10,000sqm of non-residential floorspace should demonstrate that due regard has been had to energy efficiency, including through the use of renewable and low carbon energy technologies, as part of their Design and Access Statement.

- 2.26 This policy supersedes Core Strategy policy SRM1(i) insofar as it updates the thresholds provided for by that policy.

3. Communities

Retention of sites of social and economic value

- 3.1 Community facilities, shops, employment sites and premises, tourist attractions and accommodation all play an important social and economic role within the District, making a positive contribution to maintaining and developing sustainable communities.
- 3.2 At the same time, commercial pressure for such sites and premises to change to alternative higher-value uses, notably housing, is strong. This often leads to local objections about the loss of facilities, particularly shops and public houses, and the lack of sufficient job opportunities, especially for young people, when proposals come forward to convert or redevelop such sites for other purposes. Erosion of sustainable communities is at the heart of concerns.
- 3.3 It follows that it is vital to provide a clear policy framework to ensure that such sites of social and economic value are normally retained, and their loss resisted unless it is evident that they cannot be maintained or that their continued use would perpetuate real harm to local amenities in some way.
- 3.4 This general approach is already established through the Local Plan Core Strategy; Policy CO1 sets the principles for retaining sites and premises currently or last in community use, as does Policy EC3 for employment space and Policy EC6 in respect of tourism accommodation, while Policy RA1 looks to retain local shops, services and public houses in villages. It is noted that Core Strategy policy EC3 is updated by policy DEC3 of this Plan, as set out in chapter 5.
- 3.5 However, while laying down basic principles, these policies do not go so far as to detail the requisite marketing and viability evidence required to properly consider a proposal that would result in the loss of such a valued use or facility.
- 3.6 To satisfy the policy test regarding whether there is a reasonable prospect of continued use, marketing will normally be required. A comprehensive, sustained campaign must be undertaken, offering the premises for sale or for rent, at a realistic valuation of the premises for the permitted use. Ordinarily, the marketing campaign should run for a period of at least 18 months before the planning application is submitted; the premises should be offered for sale locally and regionally, in appropriate publications including through appropriate trade agents. Details should accompany relevant planning applications, including a minimum of two independent valuations of the building in its current condition/state.
- 3.7 Sites should be advertised with the option of an alternative commercial or community facility, or restaurant or other use falling within the 'A' or 'C1' use classes, appropriate to the site and in line with other policies in the Local Plan. Where applications relate to a public house, the property should be advertised free of tie and restrictive covenant. Applications should also have full regard to the provisions set out in the CAMRA Public House Viability Test.

- 3.8 In terms of financial viability evidence, the Council will require submission of trading accounts, normally for the last three full years in which the business was operating on a full-time basis. In schemes affecting tourism accommodation, consideration will also be given to the adequacy of marketing measures to attract holiday lettings. Where an applicant wishes to make a case that a site is not, or is not capable of being, financially viable, evidence should demonstrate the viability of alternative commercial or community facilities, where appropriate. The Council would normally obtain independent verification of the viability evidence submitted, to be undertaken at the developer's expense. Applications should also be accompanied with supporting information to demonstrate how the applicant has brought forward measures to improve viability of the business over the short/medium/long-term. The Council's National and Local List of Planning Application Requirements expands on the evidence to be supplied in support of a proposal under this policy.
- 3.9 In order that the sustainability of a social or economic use is not prejudiced, the policy below embraces consideration of the need to retain adequate amenity space (internal and external) and parking where their loss would threaten to undermine retention of a community or economic use. Areas such as gardens, car parks and function rooms attached to public houses and community facilities in particular can be subject to residential redevelopment pressures.

Policy DCO1: Retention of Sites of Social or Economic Value

In accordance with the presumptions set in the Local Plan Core Strategy, proposals that involve the loss or diminution of sites of social or economic value*, including those last in such use, must demonstrate that there is no reasonable prospect of a continued use, backed by:

- (i) evidence of a comprehensive and sustained marketing campaign, which clearly indicates a lack of demand for the existing use (or as an alternative commercial or community facility, where appropriate), based on marketing, normally at least 18 months, that offers the land or unit/s for sale, or rental, at a realistic valuation of the site/premises for that use; and**
- (ii) evidence that clearly demonstrates that the unit is not or is not capable of being financially viable, including alternative commercial or community facilities, where appropriate.**

Proposals should not result in the loss of facilities or features which may undermine the viability of its use, including, but not limited to, car parks, gardens and function rooms.

[* This includes a community facility, public house, shop, tourist accommodation or attraction and an employment use.]

Equestrian developments

- 3.10 The Rother area continues to be a popular area for equestrian activities. Its countryside provides an attractive environment for horse riders and there is a good network of bridleways throughout the District. Equestrianism is recognised as a countryside pursuit and has a role in supporting the rural economy.
- 3.11 While there is a limited number of larger commercial centres in the District, it is small-scale facilities for individual and private pursuit that predominantly come forward as planning applications. Typically, proposals for stables will include a tack room as well as external hard-standing and manure bays, but may also include a sand school, fencing and jumps, as well as new access from the highway.
- 3.12 Core Strategy Policy RA2 is supportive of recreation and leisure facilities in the countryside where they are compatible with the rural character of the area.
- 3.13 A balance needs to be struck between meeting the desires of the equestrian community and at the same time safeguarding the intrinsic value and locally distinctive rural character and landscape features of the countryside. This is especially the case in the High Weald AONB, the conservation and enhancement of which is afforded great weight.
- 3.14 The High Weald landscape is particularly vulnerable to development, including on the fringes of settlements. New buildings and hard surfaces – access roads or sand schools – are not always easily accommodated without some impact on the fields, small woodlands and farmstead meadows which make up the essential character of the AONB.
- 3.15 Much of the rural area beyond the AONB is also sensitive for other reasons; notably, the lower and open Levels extending eastwards towards the Romney Marsh are ecologically sensitive and subject to national and international protection. More generally, equestrian developments can have ecological impacts, for example, through habitat or species loss, nutrient enrichment, or the use of lighting. Where this could be an issue, proposals may need to be accompanied by an ecological management plan in accordance with Policy EN5 of the Core Strategy.
- 3.16 Other than the possibility of utilising former farm or other commercial buildings for new uses, there is limited scope within the countryside to accommodate further commercial equestrian enterprises. However, there is scope for equestrian development in the countryside that is limited in scale, although there is a need to manage the increasing pressures from proposals for new isolated stables and, at the other extreme, from a cumulative impact of stabling and equestrian facilities in a concentrated area.

- 3.17 Ideally, new development should be sited close to existing built development and close to the bridleway system. Mobile field shelters can often be an appropriate way of catering for equestrian uses, although this is not always practicable.
- 3.18 Where applications come forward in more remote locations and permanent buildings are required, new development will be expected to meet a number of criteria aimed at protecting the character of the countryside and the amenities of both local residents and users of the countryside.
- 3.19 Particular control is necessary over the location of any new equestrian development and the size, siting and design of all new buildings and associated facilities. Floodlighting will rarely be acceptable for private/ domestic stables in the countryside, particularly in the AONB and in those areas identified as having “dark skies”. Any lighting necessary for commercial uses will need to be carefully designed in accordance with Policy DEN7. Extensive access roads or excavations other than of a minor nature to enable the formation of a sand school (or manège) are not appropriate in the countryside.
- 3.20 In assessing applications, adequate provision should be made for the safety and comfort of horses in terms of land for grazing and exercising. Such provision will help to address the issue of the excessive sub-division of fields and over grazing/loss of soil structure. While there is not a common standard applicable throughout the plan area, depending on how the horses are kept and the nature of the land, a desirable guideline would suggest stocking at a density of one hectare per horse.⁷
- 3.21 The policy below aims to accommodate equestrian developments whilst setting out the key considerations, notably in terms of the potential harm to the character of the countryside and particularly the High Weald AONB so they are sensitive to their context.

⁷ Managing Land for Horses, Kent Downs AONB Unit (2011)

Policy DCO2: Equestrian Developments

Proposals for equestrian developments should, individually and cumulatively, safeguard the intrinsic and locally distinctive character and amenities of the countryside, with particular regard to the conservation of the High Weald AONB.

In addition, proposals should accord with the following criteria, as applicable:

- (i) the siting, scale and design, including materials and boundary treatment, of any new buildings or facilities should be appropriate to their rural setting;
- (ii) proposals should not be sited in particularly prominent or isolated locations where new development would not be appropriate;
- (iii) commercial riding schools, livery stables and related facilities should be satisfactorily integrated with existing buildings;
- (iv) any associated floodlighting, earthworks, new access routes or ancillary structures, including storage facilities, manure bays, hard-standings, fencing and jumps, should not have an adverse impact on the surrounding countryside, biodiversity or local residential amenities;
- (v) adequate provision should be made for the safety and comfort of horses in terms of the land for grazing and exercising, notably in the consideration of stabling proposals. Where possible, commercial riding schools, livery stables and other commercial facilities should have satisfactory access to the public bridleway network without the use of unsuitable roads and in all cases not adversely impact on road safety.

In some circumstances, conditions (such as the removal of permitted development rights for fencing and external storage) may be applied where it is considered that there is the need to control potential adverse landscape impacts which can arise from the poor management of sites. Permission may also be subject to the removal of excessive or inappropriate fencing which has already taken place.

4. Housing

Affordable Housing

- 4.1 Affordable housing is defined in the National Planning Policy Framework (NPPF) as housing for sale or rent, for those whose needs are not met by the market.
- 4.2 The requirement for affordable housing to be a part of new developments is a recognised means whereby the planning system can contribute to improving access to housing for households not able to purchase or rent on the open market. In this way it promotes balanced and inclusive communities.
- 4.3 In light of the relatively high median house price/earnings affordability ratio in Rother – see Figure 1 below - the provision of affordable housing is a strategic matter covered by Policy LHN2: ‘Affordable Housing’ in the Local Plan Core Strategy.

Figure 1: House price to earnings ratios

House price to earnings ratio (2017)	
England	7.91
South East	8.81
Hastings	8.65
Rother	9.27

Source: ONS (April 2018)

- 4.4 The Core Strategy sets requirements for the proportion of on-site affordable housing that is expected to be provided as part of all but smaller developments. Given that the affordability ratio remains as high as it was when the Core Strategy was prepared (and the lower quartile affordability ratio is actually higher), then these requirements remain appropriate.
- 4.5 The Core Strategy sets variable thresholds for requiring the provision of on-site affordable housing, these being lower in the rural areas (being sites of 5+ dwellings), somewhat higher in the small market towns of Battle and Rye (10+ dwellings) and 15+ dwellings in Bexhill and the Hastings Fringes. Financial contributions were to be sought in the Rural Areas from sites of less than 5 dwellings. These thresholds essentially reflected the amount and site sizes of housing provided for in respective areas, with the lower threshold in rural areas heavily influenced by the contribution of smaller (i.e. non-major) developments in the High Weald AONB.
- 4.6 Given that the scale and distribution of housing sites, both in this Plan and in Neighbourhood Plans, are required to conform generally to the Core Strategy’s development strategy, these thresholds for affordable housing provision remain essentially appropriate.

- 4.7 However, while the 2012 NPPF did not specify affordable housing thresholds, the 2018 NPPF states that on-site provision for affordable housing should not be sought from residential developments that are not major (i.e. less than 10 dwellings), other than in designated rural areas⁸ (where policies may set out a lower threshold of 5 units or fewer).
- 4.8 It can be seen that the more recent minimum thresholds in national policy virtually align with the adopted Core Strategy's approach. The one exception is for very few villages (notably Camber and Rye Harbour) that are outside the AONB, where national policy sets a threshold of 10, rather than the Core Strategy's threshold of 5. Having regard to the very limited scale of housing proposed in these villages, coupled with their lower land values, the threshold is amended to be consistent with the 2018 NPPF. This does not have any real impact on affordable housing supply.
- 4.9 The 2018 NPPF reinforces the Core Strategy's presumption for on-site affordable housing provision. In view of the relatively poor affordability for households on lower incomes and the focus on 'non-major' developments in AONBs, coupled with the wider definition of affordable housing under the 2018 NPPF, this is still considered appropriate, even on sites of 6-9 dwellings in the AONB.
- 4.10 There may be exceptional cases where affordable housing cannot be provided on site, in which event a financial contribution equivalent to the increased value of the development without on-site provision will be required. Financial contributions will not be sought on very small schemes, below the 2018 NPPF's thresholds.
- 4.11 As the thresholds set out in Policy DHG1 below are the same as or slightly higher than those originally set through the Core Strategy, this limited amendment to align with latest Government policy is not considered to have any prejudicial effect on the viability of developments and, in some cases, will improve it. Moreover, this approach is supported by the Plan-Wide Viability Study results, which demonstrate that this approach does not prejudice viability.
- 4.12 Consequently, part (v) of Core Strategy Policy LHN2 is amended only in respect of the affordable housing thresholds in the Rural Areas, as shown below, with new wording underlined and deleted wording shown as ~~strikethrough~~.

(v) In the Rural Areas:

- (a) In the High Weald Area of Outstanding Natural Beauty, 40% on-site affordable housing on schemes of 6 5 dwellings or more (or 0.2 hectares or more); or**
- (b) Elsewhere, 40% on-site affordable housing on schemes of 10 or more dwellings (or 0.3 hectares or more). ~~A financial contribution, on a sliding scale up to the equivalent of providing 40% affordable housing, in lieu of on-site provision on all residential schemes of less than 5 dwellings.~~**

⁸ National Parks, AONBs and areas designated as 'rural' under Section 157 of the Housing Act 1985.

- 4.13 Policy DHG1 below incorporates these amendments to Core Strategy policy LHN2 and, hence, effectively supersedes that policy.

Policy DHG1: Affordable Housing

On housing sites or mixed use developments, the Council will expect the following percentages of affordable housing within the district:

- (i) In Bexhill and Hastings Fringes, 30% on-site affordable housing on schemes of 15 or more dwellings (or 0.5 hectares or more);**
- (ii) In Rye, 30% on-site affordable housing on schemes of 10 or more dwellings (or 0.3 hectares or more);**
- (iii) In Battle, 35% on-site affordable housing on schemes of 10 or more dwellings (or 0.3 hectares or more);**
- (iv) In the Rural Areas:**
 - (a) In the High Weald Area of Outstanding Natural Beauty, 40% on-site affordable housing on schemes of 6 dwellings or more-(or 0.2 hectares or more); or**
 - (b) Elsewhere, 40% on-site affordable housing on schemes of 10 or more dwellings (or 0.3 hectares or more).**

Where it can be demonstrated that these requirements would either render otherwise suitable development unviable, or where the local need for affordable housing would no longer justify the above levels, the Council will respectively expect the proportion of affordable housing to be the most that does not undermine viability, or is needed locally. An exception to this may be made when the main purpose of the housing is to support business development, where job creation is a priority.

In normal circumstances, the full affordable housing obligation should be met on-site, and of a comparable design quality to the market units onsite. Affordable units should be ‘pepperpotted’ individually, or in small clusters. In all cases, planning permission will be subject to a legal agreement to ensure nomination rights and that the affordable housing will remain available.

- 4.14 To meet this policy requirement, where the affordable housing requirement results in a number of units which is not a whole number, the number of units required on-site will be rounded down to the nearest whole figure. The ‘unmet’ proportion of a unit will be funded through an in-lieu contribution equivalent to the cost of providing that part unit on-site. For example, a 9 unit development in the High Weald AONB would require the provision of 3.6 affordable units to meet the 40% requirement. In this circumstance, 3 units should be provided on site and an ‘in lieu’ financial contribution will be sought towards the cost of the outstanding 0.6 unit.

Rural Exception Sites

- 4.15 The delivery of affordable housing in rural areas has been low over recent years, being generally a reflection that housing development opportunities are limited in these areas. The Council has a 'Rural Exception Sites' Project specifically established to tackle the lack of affordable rural housing.
- 4.16 Rural exception sites are small sites which may exceptionally be granted consent outside settlement development boundaries contrary to normal planning policies, specifically to meet local needs. These sites are a proactive step towards helping to address the issue of affordable housing shortages in rural areas.
- 4.17 Core Strategy Policy LHN3 presently sets out the policy for rural exception sites within the District. The Council has undertaken a recent Scrutiny review⁹ relating to the delivery of housing across the district, which has concluded that the inclusion of a modest amount of market housing on exception sites may boost their delivery in the rural areas. This approach is in line with the NPPF which makes specific allowance for the provision of some market housing to facilitate the delivery of rural exception sites.
- 4.18 Therefore, in order to boost the delivery of affordable housing in the Rural Areas, an additional paragraph is added to Core Strategy policy LHN3 in respect of allowing a modest amount of market housing on rural exception sites to bring such sites forward. The opportunity is taken to make two minor clarifications to the first and last paragraphs of the policy. These changes to Core Strategy policy LHN3, as shown underlined below.

In exceptional circumstances, planning permission may be granted for small site scale residential development outside development boundaries in order to meet a local need for affordable housing in rural areas. Such development will be permitted where the following requirements are met:-

(Criteria unchanged)

In all cases, planning permission will be subject to a legal agreement to ensure that the affordable housing accommodation remains available to meet local housing needs in perpetuity, and that people with the greatest local connection are given highest priority in both initial and future occupancy.

A modest amount of enabling open market housing will be acceptable where it is demonstrated, with viability evidence, that it is the minimum necessary for the delivery of a suitable scheme, having regard to the criteria above.

- 4.19 Policy DHG2 below incorporates these amendments to Core Strategy policy LHN3 and, hence, effectively supersedes that policy.

⁹ Insert weblink to relevant reports & minutes

Policy DHG2: Rural Exception Sites

In exceptional circumstances, planning permission may be granted for small scale residential development outside development boundaries in order to meet a local need for affordable housing in rural areas. Such development will be permitted where the following requirements are met:-

- (i) it helps to meet a proven local housing need for affordable housing in the village/parish, as demonstrated in an up-to-date assessment of local housing need;
- (ii) it is of a size, tenure, mix and cost appropriate to the assessed local housing need;
- (iii) it is well related to an existing settlement and its services, including access to public transport;
- (iv) the development is supported or initiated by the Parish Council;
- (v) The local planning authority is satisfied that the identified local housing need cannot be met within the settlement development boundary; and
- (vi) The development does not significantly harm the character of the rural area, settlement or the landscape, and meets other normal local planning and highway authority criteria, in line with other Council policies.

In all cases, planning permission will be subject to a legal agreement to ensure that the affordable housing accommodation remains available to meet local housing needs in perpetuity, and that people with the greatest local connection are given highest priority in both initial and future occupancy.

A modest amount of enabling open market housing will be acceptable where it is demonstrated, with viability evidence, that it is the minimum necessary for the delivery of a suitable scheme, having regard to the criteria above.

Access to housing and housing standards

- 4.20 It is vital that new homes meet the needs of their occupiers, and future occupiers, in terms of the both the internal and external space available. Also, within the context of seeking balanced communities, it is important to acknowledge the generally ageing population and the need to build homes that are capable of meeting the needs of people who are less mobile or who may become less mobile.
- 4.21 This Section is made of three complementary parts to help ensure widespread access to housing, covering:
- (a) internal space standards,
 - (b) accessible and adaptable housing, and
 - (c) housing for older people.
- 4.22 National policy expects councils to plan for a mix of housing and meets the needs of different groups in the community (such as affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to build their own homes).
- 4.23 The Planning Practice Guidance (PPG) sets out the new approach for the setting of technical standards for new dwellings. These provide for 'optional' standards above the basic minimum set out in the Building Regulations to be applied in relation to water efficiency and access, and gives local councils the ability to "opt in", through their local plan, to these, as well as to a nationally described internal space standard for residential dwellings. The PPG indicates that the application of these 'Optional Technical Standards' requires the gathering of evidence to determine whether there is a local basis for setting them¹⁰, as well as consideration of how the of setting of optional standards affects viability and delivery of development¹¹.
- 4.24 The Council's adopted Core Strategy looks for a housing mix to meet the needs of all households (through Policy LHN1), while Policy CO5 promotes initiatives and developments which enable older people to live independently in their own home, as well as increase the range of available housing options with care and support services in accessible locations.

Internal Space Standards

- 4.25 The Government's internal space standards¹² sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

¹⁰ [Link to relevant background paper](#)

¹¹ [Link to whole plan viability study](#)

¹² <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

4.26 The standard requires that:

- (a) the dwelling provides at least the gross internal floor area and built-in storage area set out in Figure 2 below
- (b) a dwelling with two or more bedspaces has at least one double (or twin) bedroom
- (c) in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- (d) in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- (e) one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- (f) any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
- (g) any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- (h) a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
- (i) the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Figure 2: Minimum gross internal floor areas and storage (sqm)

No. of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1	1	39			1
	2	50	58		1.5
2	3	61	70		2
	4	70	79		
3	4	74	84	90	2.5
	5	86	93	99	
	6	95	102	108	
4	5	90	97	103	3
	6	99	106	112	
	7	108	115	121	
	8	117	124	130	
5	6	103	110	116	3.5
	7	112	119	125	
	8	121	128	134	
6	7	116	123	129	4
	8	125	132	138	

- 4.27 The Council has not previously collected and recorded data on internal floorspace as there has not been any adopted space standard within the District in the past. However, research has been undertaken to support the case for the adoption of the Standards. Although the figures show that presently there is a low compliance against every standard, many of the dwellings are very close to meeting the standards. Further details on the research can be found in the supporting background paper¹³.
- 4.28 It is therefore considered that it is necessary to adopt the Nationally Described Space Standards (NDSS) to ensure that new dwellings are built to ensure adequate living accommodation for residents.
- 4.29 Accompanying viability evidence¹⁴ indicates that the introduction of the standards will not have a material impact on the deliverability of housing schemes within the District.
- 4.30 It should be noted that these are minimum space standards and that developers are encouraged to normally exceed them. Larger internal areas may help in meeting the needs of more accessible homes (see Policy DHG4) and to support home working.

Policy DHG3: Residential Internal Space Standards

The Council adopts the Government's nationally-described space standard.

All new dwellings (including changes of use and houses converted into flats) should provide adequate minimum internal space in line with the standard.

¹³ [Insert link to relevant background paper](#)

¹⁴ [Insert link to relevant background paper](#)

Access standards

- 4.31 The Government has introduced, through amendments to the Building Act 1984¹⁵, a three tier standard for accessibility in Part M (access to and use of buildings) of Schedule 1 of the Building Regulations, involving a mandatory baseline (i.e. minimum) requirement and two optional standards:
- (a) Mandatory baseline - M4(1) – visitable dwellings
 - (b) Optional Standard - M4(2) – accessible and adaptable dwellings
 - (c) Optional Standard - M4(3) – wheelchair user dwellings

Figure 3: Main differences between Part M 'Building Regulations' M4(2) - accessible and adaptable dwellings and M4(3) wheelchair user dwellings.

M4(2) Accessible and adaptable dwellings	M4(3) Wheelchair adaptable dwellings
<p>In addition to all the baseline requirements – M4(1), dwellings built to M4(2) must comply with the following:</p> <ul style="list-style-type: none"> • All occupants must be able to approach bin stores. • Drainage for all paved areas must be installed with suitable falls to ensure there is no standing water. • Access to upper floor flats should be available by lift. • Dwellings should have provision for a future stair lift. • Principal living areas are to have low level windows no more than 850mm from floor level. • Bedrooms must have minimum direct route to the window at least 750mm wide. • Walls must be adapted to allow for future grab rails in bathrooms/stairwells. • Drainage must be provided for future level access shower room on the ground floor. • Ground floor level window handle locks must be between 850mm-1200mm. 	<p>In addition to all the M4(2) requirements – M4(3), dwellings must also comply with the following:</p> <ul style="list-style-type: none"> • Scooter/wheelchair storage must be provided. • Where there is a rise across the development over 300mm a stepped approach must be also be provided along with a ramp. Ramps must have a gradient of no more than 1:15. • Communal entrances – power assisted doors should be provided in certain circumstances. (Provisions for the future powered doors must be installed to private principal entrances). • Bedrooms must have minimum direct route to the window at least 1,000mm wide. • Provisions for through floor lift must be provided. • Stairs are to be installed in accordance with the guidance followed for ambulant person's stairs. • Living spaces including bedrooms have a minimum size, plus there is detailed guidance for kitchen worktop length and location of fittings (these vary depending on the number of persons per dwelling). • All bedroom ceilings must be capable of taking a load of 200kg for a possible future hoist. • Door entry systems required at principal entrance with answering systems in the main bedroom and in the lounge.

¹⁵ Through the Deregulation Act 2015

- 4.32 Having regard to national Planning Practice Guidance (PPG) advice about relevant data and factors, available evidence suggests that the introduction of the optional accessibility standard M4(2) is justified within the district due to its ageing population and forecast increase in the number of people with mobility issues and limiting illnesses. Further evidence is set out in the relevant background paper¹⁶.
- 4.33 By 2028, older person households (i.e. aged 65+) will constitute over 45% of all households in the district. Moreover, the increase in older person households account for over 90% of the net increase in households over the period 2017-2028.
- 4.34 Furthermore, the proportion of the district's population projected to have life-limiting illnesses¹⁷ is projected to be over 25% of the population by 2028,. By 2030 it is predicted that 13,918 people over 65 in Rother will be unable to manage at least one self-care activity on their own compared to 10,410 in 2018 (POPPI, 2018), meaning homecare help is likely to be required within people's own homes. Projections¹⁸ for the district indicate that, by 2028, 22.8% of the population will have a disability, up from 20.8% in 2016.
- 4.35 In view of this evidence regarding future households, which clearly impacting on the type of housing to be provided and bearing in mind that the Public Sector Equality Duty as well as the general view that planning policies should enable people to continue to live in their home as far as is practicable, then it follows that the norm should be for all new homes, regardless of tenure, to meet the optional Building Regulation for accessible and adaptable homes. Exceptions should be rare, but may exist where the requirements would be incompatible with the requirements to retain key characteristics, notably the elevational character and appearance, of Listed Buildings or Conservation Areas.
- 4.36 The Whole Plan Viability Study indicates that a 100% requirement for M4(2): accessible and adaptable dwellings is relatively limited and would not result in an overall negative impact on viability across the district, particularly as it becomes more common across the country over time. It is noted that in some instances flatted developments may provide a smaller proportion of accessible housing, making use of the ground floor accommodation for M4 (2) where a clear viability case is made.
- 4.37 Part M4(3) of the Building Regulations distinguishes between (3a) wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) and (3b) wheelchair accessible (a home readily useable by a wheelchair user, including step-free access). Local Plan policies for wheelchair accessible homes (M4(3)(b) should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.

¹⁶ [Insert link to background paper](#)

¹⁷ Limiting long-term illness projections (dwelling-led), 2016-2031, ESCC Projections June 2018

¹⁸ Disability projections (dwelling-led), 2016-2031, ESCC Projections June 2018

- 4.38 Data from the Council's Housing Register indicates that there are around 200 people with a mobility issue, with around 9% requiring the use of a wheelchair inside and outside the home. Therefore, it is considered appropriate that schemes in schemes where affordable housing is triggered by Policy DHG1 and there is a specific identified need for wheelchair accessible housing identified on the Housing Register, that 5% of the affordable housing requirement is provided as M4(3)(b) dwellings.
- 4.39 In terms of viability, the Whole Plan Viability Study indicates that the policy requirements set out in Policy DHG4 below, alongside the other policy requirements in the Plan, do not prejudice the viability of sites. Evidence also indicates that there will be cost savings over time as more dwellings get built to these accessibility standards.
- 4.40 M4(2) and M4(3) dwellings will be secured via planning condition to allow the Building Control body to check compliance of a development against the optional Building Regulations standards.

Policy DHG4: Accessible and Adaptable Homes

The Council adopts the Optional Buildings Regulations for Accessible and Adaptable Homes.

All dwellings are required to meet M4(2): Category 2 – Accessible and Adaptable Dwellings.

Where there is an identified need on the Housing Register, sites that provide affordable housing in line with Policy DHG1, are as part of the affordable housing requirement, expected to provide 5% of the total housing requirement to meet M4(3): Category 3 - Wheelchair Accessible Dwellings.

Only in circumstances where it can be robustly demonstrated by the applicant that it is not practicable or financially viable to deliver the provisions above or where the requirements are clearly incompatible with conserving and enhancing historic character, will new development be exempt from either or both of these policy requirements.

Specialist housing for older people

- 4.41 Population estimates¹⁹ show that 31.7% of the population of Rother are currently over 65 years old, with over 50% of the population of over 65's residing in Bexhill. In 2028, households whose head is over 65 years old will equate to almost 50% of all households within Rother, up from 45% in 2016²⁰. This equates to an extra 4,178 households where the head of the household is over 65 in 2028, while it is also forecast that the number of households where the head of the household is 75+ will increase by 40% over this period and that there will be a large increase in the number of over 75s living alone by 2028, of over 12%.
- 4.42 These proportions, coupled with large forecast increases in the number of people with limited mobility and limiting long term illnesses, will inevitably lead to an increase in the need for suitable housing that can be adapted to allow people to stay in their own homes for longer – as covered in the preceding sub-section – but also a need for more housing with care.
- 4.43 There is already a range of housing options in the District, including sheltered, supported and extra care housing, in addition to residential and nursing care homes. However, this provision will need supplementing to meet the increasing level of demand, as the “bulge” of 45-74 baby-boomers in 2015 moves through age cohorts.
- 4.44 Evidence shows that there is an increasing trend of over 65's in the District who are unable to manage at least one self-care activity on their own, being predicted to rise to 13,918 in 2030 up from 10,410 in 2018.
- 4.45 Currently there is not a wide choice of options in all parts of the District, although Bexhill has several retirement housing schemes and a new extra care housing scheme in Sidley. There is also a good supply of residential care homes in Bexhill. Specific schemes for older persons' housing are identified as allocations within this Plan in Bexhill, Fairlight, Northiam and Westfield, details of which can be found in the respective chapters.
- 4.46 The East Sussex Bedded Care Strategy Bedded Care Strategy & Integrated Estates Strategy 2018 estimates future need for older people's specialist housing and accommodation within the County. The overall need identified within the Strategy for the district is in the order of some 800 dwellings for older people to 2027, alongside a net need of around 250 beds for residential/nursing care over the same period.
- 4.47 The need for older persons housing set out in the Bedded Care Strategy is based on the continuation of existing trends in Rother.

¹⁹ 2017 Population Estimates, ONS

²⁰ Household projections by type and age (dwelling-led), 2016-2031 - Projections April 2018

- 4.48 However, planning policies adopted at the local level to seek a 100% of mainstream housing to be built to M4(2) (accessible and adaptable dwellings) in line with Policy DHG4 will likely have an impact in reducing the future need for housing for older people. M4(2) dwellings are specifically those which are “capable of adaptation over time”. It seems reasonable therefore, that a proportion of the current demand will be met by a greater supply for M4(2) housing.
- 4.49 Therefore, specific site allocations for older person’s housing in-conjunction with the increased access standards for new dwellings set out elsewhere in this Plan all contribute towards meeting the needs of older people as set out Core Strategy Policy CO5. In addition, Policy DHG5 below supports further schemes for specialist housing for older people where they meet the needs set out in the East Sussex Bedded Care Strategy on sites in the larger villages and towns in the district. Schemes should be sustainably located with good footway/footpath access to everyday services and public transport.

Policy DHG5: Specialist Housing for Older People

Schemes comprising of specialist housing for older people to meet the needs set out in the East Sussex Bedded Care Strategy will be supported on suitable sites in the larger villages and towns.

As well as the provision of higher access standards (as set out in policy DHG4) and specialist housing schemes (provided for as site specific allocations within this Plan), regard should be had to the “walkability” to services and public transport in the siting of housing schemes for older people.

Self-build and Custom Housebuilding

- 4.50 'Self-build' housing is where an individual, or a group of individuals, purchases a plot of land and design and build a house to live in. They do most or all of the build themselves. 'Custom-build' is where an individual, or a group of individuals, purchases a plot or plots of land and employs/commissions a builder, architects and, in some cases, a project manager to oversee the build.
- 4.51 The Self-build and Custom Housebuilding Act 2015²¹ places a duty on councils to keep a register of people and organisations interested in self-build or custom build projects in their area and have regard to it in planning for such projects. Council's must also give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register.
- 4.52 This is the primary source of data regarding the demand of plots is the Council's Register, which was set up in April 2016. Figure 4 below shows that since the Register was introduced there have been 108 individuals who have registered their interest in self and custom-build housing.

Figure 4: Number of Entries on the Self & Custom Housebuilding Register

1 April 2016 to 30 October 2016 (Base Period 1)	48
31 October 2016 to 30 October 2017 (Base Period 2)	36
31 October 2017 to 31 March 2018 (Base Period 3 - on-going)	24
Combined total as at 1st April 2018	108

- 4.53 From the data gathered through the Register, it is estimated that self and custom-build could account for up to 10% of the total housing target for the District, although it is noted that the Council does not presently apply a local connections test and a proportion of those individuals on the Register have also indicated that they are interested in undertaking a self-build project elsewhere.
- 4.54 Analysis of the self-build Community Infrastructure Levy (CIL) exemption applications between 1st of April 2016 to 31th March 2018 indicate that 21 self-build projects have been undertaken, although completions for individual dwelling schemes are over four times the self-build CIL exemptions over the same period. As these CIL exempt self-build projects have come forward within the existing built-up areas, it is expected that this is likely to continue in future, and these are already accounted for within the existing windfall allowance set out in the Core Strategy.
- 4.55 To further understand the type of demand of self and custom housebuilding in the District, the Council sent out a targeted questionnaire to people on the Register.

²¹ http://www.legislation.gov.uk/ukpga/2015/17/pdfs/ukpga_20150017_en.pdf

- 4.56 Responses showed that the majority of people would prefer a detached dwelling in a single plot in the countryside location. It is expected that these interests will largely be met by the market. However, the questionnaire results also indicated that there was interest in plots being set aside as part of a larger site for self-builders.
- 4.57 Therefore, having regard to current overall likely demand, it will be expected that reasonably-sized housing schemes, of 20+ dwellings, include a proportion of self and custom-build plots, being at least 5%. A significant increase in demand relative to supply during the plan period may trigger an increase to 10% in order that the Council meets its obligations to provide sufficient sites.
- 4.58 In order to ensure that serviced plots identified for self-build are delivered, the Council will utilise appropriate planning conditions and where necessary, secure their provision via a legal agreement associated with any planning permission.
- 4.59 To ensure that self and custom housebuilding is of high quality design, attention is drawn to with the requirements of Core Strategy Policy EN3. On sites with multiple serviced plots, it may be appropriate for the applicant to support their application with a Design Code. A Design Code should be prepared by the plot provider at the outline planning stage and should provide the Council as well as potential self and custom housebuilders with a clear set of design rules and parameters that future development will have to comply with. Design Codes will vary depending on the amount of development proposed and the context of the site.
- 4.60 Sites with self and custom housebuilding plots should make the serviced plots available and undertake a comprehensive and sustained marketing campaign, offering the plots for sale at a prevailing market price. The marketing campaign should run for a period of at least 12 months, in appropriate publications including through appropriate trade agents.

Policy DHG6: Self-build and Custom Housebuilding

The Council will support Self and Custom Housebuilding projects subject to compliance with other relevant Local Plan policies.

On sites of 20 or more dwellings, provision for 5-10% of the total number of dwellings to be provided should be made available as serviced plots for self and custom housebuilders.

Plots should be made available and marketed through relevant marketing agencies for a period of at least 12 months. If the plots are not sold within this time period, the dwellings may be released for conventional market housing in line with the terms set out in the relevant legal agreement.

Where appropriate, the Council will seek to ensure that self/custom build homes are developed in accordance with an agreed design code.

External residential areas

- 4.61 In planning new residential developments, it is important to appreciate that schemes will provide the living environment for people for decades to come. Therefore, all new residential development should be capable of accommodating the reasonable expectations of likely occupiers, in accordance with Local Plan Core Strategy Policy OSS4. This applies to the external areas of dwellings, which should provide not only sufficient outdoor amenity space but also cater for practical needs, such as parking and refuse/recycling facilities.
- 4.62 The provision, layout and treatment of external areas should be seen as an integral part of the wider design approach to residential developments, which respects the character of its setting, whether urban or rural, and makes a positive contribution to reinforcing local distinctiveness. Key design principles are set out in Policy EN3 and Appendix 4 of the Core Strategy.
- 4.63 Gardens should be of an appropriate size to provide sufficient, useable amenity space. This will normally mean a minimum rear garden depth of 10 metres. This requirement has a dual purpose, as it also aids the achievement of appropriate separation distances between dwellings to maintain levels of privacy and to prevent a cramped form of development that could otherwise adversely affect the amenity of existing and future residents. Garden space for apartment complexes may benefit from individual design solutions to the provision of external amenity space, such as courtyards or communal spaces of appropriate and usable size.
- 4.64 A number of considerations may affect garden size, including the relationship with adjacent properties and land uses. Where usability of external space is constrained, such as by sloping ground, orientation, the presence of large trees or where there is a strong, well-established spacious character, larger gardens are more appropriate. Overlooking towards and from neighbouring properties must also be considered.
- 4.65 In a limited number of cases, a rear garden of slightly less than 10m in depth may be accepted where either an appropriate and proportionate level of private amenity space is provided to the side or front of the dwelling or there are particular reasons why the future occupiers of the dwelling(s) will have a lesser requirement for amenity space. In such cases, the overall layout of the site and separation distances between dwellings must be acceptable and not result in a cramped form of development.
- 4.66 East Sussex County Council's 'Guidance for Parking at New Residential Development' and 'Guidance for Parking at Non Residential Development' has been adopted for use by the Council in the assessment of parking provision in new development proposals. It is expected that car parking and cycle storage provision accords with the prevailing adopted standards in these documents. Moreover, parking provision should be wholly integrated into the layout and design of the proposed scheme and respect and be informed by the character of the locality.

- 4.67 Developments should not be dominated by hardstandings - especially extensive parking in front of terraced houses - or verge parking. The visual impact of parking on the character of the locality and on residential amenities should be mitigated by appropriate use of soft landscaping as part of the overall design.
- 4.68 Refuse and recycling storage and collection facilities should be considered at the beginning of the design process in new development to ensure that:
- Adequate refuse and recycling facilities are provided to serve the development.
 - Storage of wheelie bins, communal waste bins and refuse sacks do not detract from the street-scene, obstruct access or detract from residential amenity.
 - There is convenient access, both for occupiers of the properties and for the collection vehicles and workers.
- 4.69 Useful operational guidance has been produced on behalf of the East Sussex Waste Partnership and should be referred to. It is available to view or download at: <http://www.rother.gov.uk/article/4961/Overview-of-the-service>.

Policy DHG7: External Residential Areas

An integrated approach to the provision, layout and treatment of external areas of dwellings should be taken in accordance with relevant Core Strategy policies and with specific regard to the following:

- (i) Private External Space:** Appropriate and proportionate levels of private usable external space will be expected. For dwellings, private rear garden spaces of at least 10 metres in length will normally be required. In relation to flat developments and complexes, an appropriate level of usable communal amenity space should be provided.
- (ii) Car parking and cycle storage:** Provision for car parking and safe and secure cycle storage should be made in accordance with Core Strategy Policy TR4 and East Sussex County Council's 'Guidance for Parking at New Residential Development' and 'Guidance for Parking at Non Residential Development'. Its siting and design should be considered at the outset and be appropriate to the location, layout and design approach of the development, respecting and being informed by the character of the locality.
- (iii) Waste and Recycling:** Sufficient bin storage and collection points must be provided on all new residential developments and changes of use. Their siting and design should be considered at the outset, be integral to the development, respect the visual amenities and streetscape character of the dwelling and area, and be fully accessible for collection.

Extensions to residential gardens

- 4.70 Some householders and other property owners, particularly in countryside locations, seek to enlarge the extent of land in residential use surrounding their dwelling either to accommodate outbuildings, parking or for use as garden.
- 4.71 While such extensions can be acceptable, a prime objective in rural areas is to conserve the intrinsic value and locally distinctive character of the countryside. In the High Weald Area of Outstanding Natural Beauty, great weight will be given to the conservation of its landscape and scenic beauty, including respect for historic field boundaries. The erosion of countryside character, albeit incrementally, and the potential suburbanising effect caused by the enlargement of garden areas should be avoided.
- 4.72 Hence, any extensions to gardens should be modest in scale (such as to provide sufficient outside area for the reasonable enjoyment of the dwelling or to accommodate essential services) and create a logical new boundary to a natural feature such as a hedgerow, watercourse or woodland or otherwise constitute a “rounding off”, which is acceptable in its impact on the rural character of the area.
- 4.73 Where a garden extension is acceptable, conditions will normally be attached to mitigate the visual impacts including, soft landscaping and, where the dwelling’s curtilage is extended, removal of permitted development rights for the erection of outbuildings and provision of hard surfaces.
- 4.74 The following policy, DHG8, applies to all extensions to the external residential area, whether for garden use or for ancillary purposes to the dwelling.

Policy DHG8: Extensions to Residential Gardens

Extensions to the gardens of existing dwellings in the countryside will not be permitted unless the extension:

- (i) is modest in area and the change of use and associated domestic paraphernalia does not harm the rural character of the area; and**
- (ii) is to a natural boundary or is a logical rounding off.**

Extensions, annexes, alterations and outbuildings

- 4.75 Extensions and alterations to dwellings, including annexes and outbuildings, are often means of enabling people to better meet their housing needs without moving.
- 4.76 Smaller proposals often don't need planning permission (although generally require approval under the Building Regulations), but more significant proposals generally do require permission and will be considered in terms of:
- impact on the amenities of neighbouring properties;
 - relationship with the character and appearance of the principal building; and
 - compatibility with the general character of the locality.
- 4.77 The overall approach to these considerations is set out in the Local Plan Core Strategy, notably Policy OSS4, which requires all development to not unreasonably harm the amenities of adjoining properties and respect the character and appearance of the locality, and Policy EN3 (supplemented by Appendix 4 – Key Design Principles), which requires high quality design.

Extensions, alterations and outbuildings

- 4.78 Extensions, alterations or new outbuildings can, through their height, size and location, impact on adjoining properties in terms of:
- a loss of sunlight or daylight through overshadowing of habitable rooms or gardens;
 - having an overbearing presence through their size and position (generally referred to as its “massing”); and
 - result in overlooking or loss of privacy.
- 4.79 In assessing proposals, the Council uses the Building Research Establishment's principles in 'Site Planning for Daylight and Sunlight: A Guide to Good Practice'. In relation to whether there is an overbearing massing, this tends to arise most commonly where two-storey rear extensions are proposed, particularly on narrow width terraced properties or closely-sited semi-detached properties.
- 4.80 Overlooking is most commonly an issue where windows to habitable rooms would directly face those in a neighbouring property, particularly when considering first floor side extensions, and should be avoided. In exceptional cases, obscured glazing may be considered where potential overlooking problems cannot be overcome, or windows should be set at an angle to avoid direct overlooking.
- 4.81 In considering these factors, regard should be given to any significant change in level between properties, as this may increase the impact of an extension on the amenity of neighbours' homes.

- 4.82 To ensure that an extension or other building relates appropriately to the principal dwelling and will contribute positively to the character of its locality, the design approach should draw on an analysis of local character and distinctiveness, undertaken in line with Core Strategy Policy EN4. Where relevant, drawings (elevations and sections) should show proposals in the context of adjacent buildings.
- 4.83 Traditional or contemporary design approaches can be appropriate in a particular context; their success dependent on how well they are thought out and detailed. Traditional designs will be expected to follow the distinctive vernacular characteristics of the host building - for example, simple building forms with relatively narrow roof spans, matching storey heights, a materials palette of brick, clay tile (including handmade clay tile in historic areas), timber weatherboarding, steeply pitched roofs, open eaves, small module windows, and traditional joinery styles. Meanwhile, contemporary designs will be expected to demonstrate design flair, a skilled handling of materials and crisp detailing.
- 4.84 In all cases, even where the existing building is architecturally unremarkable, proposals should demonstrate basic design principles of scale, form, massing, height and proportion in relation to the existing dwelling and the wider area.
- 4.85 A good general principle is to ensure that extensions, especially side extensions, do not dominate the existing dwelling but, rather, are “visually subservient”, such that they do not detract from the property’s architectural integrity or the character of the street or lane. This can often be achieved by a combination of an appropriate elevational width and scale in relation to the existing dwelling, the setting back of the extension from the front wall of the house, and stepping down of the roof ridge height. Particular care needs to be taken if an extension is proposed to only one side of a property to ensure that a visually balanced front elevation is created. Side extensions should normally seek to maintain external access to rear gardens.
- 4.86 In relation to side extensions, particular care should be taken to avoid infilling the gaps between detached or semi-detached houses where these are an important characteristic of the locality, creating a visual rhythm and density to the street, as it may result in a cramped, ‘terracing effect’ and detract from the character of the dwelling and the street scene.
- 4.87 Detailing and materials can be critical to a successful extension or other ancillary building. Every effort should be made to retain any distinctive architectural features and materials that contribute positively to the character of the building.
- 4.88 Retaining sufficient external private space to meet the continuing requirements of the dwelling is an important consideration in proposals for extensions and outbuildings, including the retention of usable and meaningful amenity/garden space and sufficient space for off-street parking and refuse/recycling facilities. This is covered specifically by Policy DHG7.

- 4.89 Alterations to roofs to create attic-level accommodation require careful design. Some roofs may not be suitable for conversion if their pitch is too shallow and sufficient headroom cannot be achieved without protruding above the ridgeline.
- 4.90 Successful dormer windows are achieved where they are appropriately positioned within the slope of the roof (and not on the hipped part of a roof) and have due regard to the arrangement and proportions of existing windows. This normally means aligning them over, or set slightly in from, windows in the elevations below, and being smaller sized than those below. Overly large or box-like dormers are inappropriate for the majority of domestic properties, as they give the house a top-heavy appearance. Several dormer windows in a roof slope may also be harmful in terms of design or character.
- 4.91 For historic and other vernacular buildings, and in historic areas, the design and details of extensions and alterations will be carefully scrutinised to ensure that they are consistent with the specific architectural character and form of the existing dwelling and the character and appearance of the area.
- 4.92 Converted traditional farm buildings, including barns and oasthouses, are particularly vulnerable to inappropriate extensions, garages, sheds and other outbuildings that undermine the intrinsic character of the building as an example of a particular building typology or would domesticate and detract from the character of the countryside setting.
- 4.93 Modest single storey outbuildings which are ancillary to the main dwelling and reflect its character and materials can contribute to the character of a locality. The siting of outbuildings, including garages, needs careful consideration in terms of both the relationship with the main house - particularly if it is of heritage value – and the wider street-scene – avoiding cramping or cluttering the site or adversely affecting the amenities of neighbouring properties. Discreet siting is generally preferred, as siting buildings in front of the main house often dominates the plot frontage, detracting from the appearance of the dwelling in the street scene.
- 4.94 In rural areas, especially within the High Weald AONB, it is important that outbuildings conserve landscape character and qualities and do not ‘suburbanise’ this sensitive countryside.
- 4.95 The following policy provides a practical, “checklist”-type, approach without being overly prescriptive or detailed.

Policy DHG9: Extensions, Alterations and Outbuildings

Extensions, alterations and outbuildings to existing dwellings will be permitted where:

- (i) they do not unreasonably harm the amenities of adjoining properties in terms of loss of light, massing or overlooking;**
- (ii) they respect and respond positively to the scale, form, proportions, materials, details and the overall design, character and appearance of the dwelling;**
- (iii) they do not detract from the character and appearance of the wider street-scene, settlement or countryside location, as appropriate, in terms of built density, form and scale;**
- (iv) they leave sufficient usable external private space for the occupiers of the dwelling in accordance with Policy DHG7;**
- (v) they fully respect and are consistent with the character and qualities of historic buildings and areas, where appropriate;**
- (vi) in the case of extensions and alterations, they are physically and visually subservient to the building, including its roof form, taking into account its original form and function and the cumulative impact of extensions; and**
- (vii) in the case of outbuildings, they respect and respond positively to the character, appearance and setting of the main dwelling within its plot and the wider street-scene or general locality, through their siting, scale and massing, design and appearance and materials.**

Annexes

- 4.96 A residential annexe is defined as accommodation ancillary to the main dwelling within the residential curtilage that provides additional semi-independent accommodation for members of the same family, often older family members who may need assistance with health care. There are an increasing number of people who, although capable of living relatively independently, would benefit from living close to relatives or carers on whom they can rely for help and support. While this may sometimes be met through the purchase of a nearby property, in other situations residential annexes provide for the carer or relative to be on hand at short notice to provide care and support, including through shared facilities.
- 4.97 Where it is needed, the general principle is to support such accommodation in a way that enables it to be most effectively incorporated into the dwelling and site. An annexe can be provided in the form of an extension to the dwelling, the conversion of an existing outbuilding or in some cases a new detached building.

- 4.98 An extension to the dwelling is normally most appropriate, as this better integrates the annexe into the dwelling for use of shared facilities and providing ready access (including internal linkages), normally also minimising the impact on neighbours, and provides advantages for the longer-term use of the annexe, reducing pressure for future, inappropriate development. For this reason, a sequential approach is taken for proposals for annexes: firstly looking at whether the required accommodation can be provided in the form of an extension to the dwelling; if not, considering whether an existing outbuilding within the residential curtilage could be converted; if not, then considering the potential for a new separate annexe building located in close proximity to the existing dwelling. Exceptions to this approach may be where the extension of an existing dwelling would not be appropriate; for example, in some cases relating to listed buildings, non-designated heritage assets or historic agricultural buildings.
- 4.99 In all locations, considerations of character, scale and design and amenity impacts will be similar to those set out for extensions, alterations and outbuildings above. The size of the annexe will need to be demonstrated to be that necessary to meet the intended purpose, normally with a single bedroom only, and demonstrate that it will be capable of being incorporated into the use of the dwelling in the longer term.

Policy DHG10: Annexes

The creation of residential annexes will be considered in accordance with a sequential approach in the following order:

- (i) an extension to the dwelling;**
- (ii) the conversion of an existing outbuilding within the residential curtilage that is located in close proximity to the dwelling; and**
- (iii) a new building located within the residential curtilage in close proximity to the existing dwelling and with a demonstrable link to the main dwelling, such as shared vehicular access, communal parking and amenity spaces, where appropriate.**

All proposals will be assessed against the criteria of Policy DHG9 to ensure that they are appropriate in terms of the existing dwelling, surrounding area and amenities of occupants of nearby properties.

In all cases, the occupation of the annexe shall be managed by planning condition or exceptionally a legal agreement to ensure that the accommodation is tied to the main dwelling, cannot be used as a separate dwelling and cannot be sold separately.

Boundary treatments, accesses and drives

- 4.100 Boundary treatments, as well as accesses and drives, play a significant role in defining the character and appearance of a locality. They can make a positive contribution to the successful integration of new development and to reinforcing local distinctiveness.

Boundary treatments

- 4.101 The height of boundary treatments, as well as any gates or gate piers, needs sensitive consideration. They should be similar in height to the prevailing height of existing boundaries in the area. Also, where there is a repeated style of boundary treatments, for example low walls, railings or an open plan, boundary-free approach, then the Council will normally expect any development proposal to follow the predominant style in the vicinity and to maintain and strengthen the existing character of the street scene.
- 4.102 In terms of the forms of enclosure, close-boarded fencing provides screening for privacy and has less impact when used to enclose rear gardens not subject to public view, but is not always appropriate. Open post-and-rail fencing on frontages has the advantage of maintaining the natural and open character, while estate railing can also be an appropriate boundary treatment in certain rural areas. However, the predominant boundary type in the rural areas consists of mature trees, hedges and ditches, which are in keeping with the rural scene and provide a continuity of characteristic landscape. In contrast, the construction of close-boarded fences and walls along road frontages can punctuate and detract from the more natural and open character of rural areas and lanes, particularly in the High Weald AONB. The same may apply in urban areas where hedges predominate.
- 4.103 If a more solid enclosure is necessary, in some instances it may be appropriate for a fence or wall to be set back from the boundary with sufficient space for the planting and future maintenance of a hedge in front with sufficient room that, when mature, it will sit 'in-line' with any existing adjoining hedging or other boundary line. The future retention of the hedge would be subject to a planning condition.
- 4.104 More generally, hedges and trees that define historic field boundaries are regarded as important components of landscape character, especially within the High Weald AONB, as noted in the Environment Chapter; hence, their retention is normally expected. To reinforce local character, in specifying any new hedging, where a particular type of hedging or tree species is predominant, new planting should be of the same species. In the AONB and other rural areas, native species of planting, such as a traditional mixed hedge of hawthorn, field maple, beech, and hornbeam is characteristic, sometimes with trees such as oak, native cherry or ash. Meanwhile, in suburban, village and town centre areas, the Council would normally seek species such as laurel, hazel, holly, yew, box, hornbeam and beech.

- 4.105 Occasionally, there may be a stretch of historic brick or stone walling denoting an historic estate boundary; such boundaries should be retained and conserved.

When is Planning Permission required?

Under current legislation, planning permission for new boundary treatments or alterations to existing boundary treatments is required if one or more of the scenarios below is met:

- The boundary treatment to be erected would be over 1.0 metre high and adjoining a highway used by vehicles, or over 2.0 metres high elsewhere.²²
- The boundary treatment is within the curtilage of a Listed Building.
- The boundary treatment is within a Conservation Area and is to be completely demolished, where it is over 1.0 metre high and next to a highway (including a public footpath or bridleway) or public open space; or over 2.0 metres high elsewhere.
- There is a condition attached to the planning permission for the property which restricts the erection of a boundary treatment, or a landscaping condition which requires the type of hedge or tree planting to be agreed by the Council prior to a development being started.

- 4.106 The following policy sets out clear criteria for proposals for boundary treatments.

Policy DHG11: Boundary Treatments

Planning permission for new or altered boundary treatments, including fences, walls, gates and gate piers and hedges will be supported where:

- (i) the proposal does not involve the loss of existing boundary structures of historic or architectural interest; or
- (ii) the proposed boundary treatment, by virtue of design, height, and materials or species, is consistent with the character of the locality;
- (iii) in the rural areas, the proposal would not, by virtue of its siting or appearance, adversely impact on the undeveloped character of the countryside, nor, by virtue of its design and appearance, introduce a suburban or urban feature into the rural area; and
- (iv) the proposal is considered acceptable in terms of highway safety.

²² Different provisions apply to schools. For further detail see: The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 2, Class A.

Accesses and Drives

- 4.107 A key issue for consideration in proposals involving a new access or driveway is the effect on highway safety. As well as the effect on vehicle users, the effect on pedestrians and cyclists should also be considered. In some situations (usually for larger schemes a site access may need to include a separate footway/cycleway).
- 4.108 A particular issue can arise where a new access or driveway or the required sight lines would result in the loss of some boundary feature, often a hedge, which contributes positively to the character of the street scene. This will require balancing of amenity, character and highway safety considerations. Careful siting is required to minimise the amount of any hedge loss and such loss would be expected to be mitigated by replanting with matching species behind the sight lines of the access. Consideration should also be given to the effect of removing any landscape features on biodiversity and whether there are opportunities to improve the biodiversity value of the site, in accordance with Policy DEN4.
- 4.109 Where a new access is to be created, care should also be taken in the design and choice of materials to match the character of the locality, for example in the width of the access and corner radii (subject to highway safety requirements), surfacing materials, provision or not of any kerbing materials, and treatment of verges, particularly to ensure that the works would not suburbanise the character of the rural areas. Usually there will be a preference for the use of permeable surfacing but if this is not proposed, the inclusion of appropriate drainage to minimise water run-off onto the highway will be necessary, in accordance with Policy DEN5.

When is Planning Permission required?

Planning permission to form a new access, or to improve an existing access, is required if the access would be on to a classified road (A, B or C Class). Permission is also likely to be required if the access drive would cross land which is in another use (for example a residential driveway across agricultural land) or if significant alterations in ground levels are required in order to construct the access or if the works also require the laying of hard-standing which is not permitted development.

Irrespective of the need for planning permission, any works to a Public Highway such as altering the verge or pavement or providing a dropped kerb will require a separate Crossover Licence from the County Highway Authority, or, for the A21 and the A259, consent from Highways England.

The Council will always advise applicants, where they believe planning permission isn't required, to apply for a Lawful Development Certificate for a Proposed Use or Development to ensure that this has been formally agreed by the Council.

Policy DHG12: Accesses and Drives

Proposals for new drives and accesses will be supported where:

- (i) they are considered acceptable in terms of highway safety, including for pedestrians and cyclists;**
- (ii) by virtue of their location and design and materials (including any soft landscaping) they would maintain the character of the locality, particularly in the rural areas; and**
- (iii) they involve the relocation of an existing access, if there are highway benefits of relocating the existing access, and the existing access will be stopped up.**

5. Economy

Shopfronts, signage and advertising

- 5.1 Shopfronts²³, signage and advertisements form an integral part of commercial streets and of town and village centres in the District. They play an important role in helping to create an attractive retail environment and, as such, contribute to economic vitality.
- 5.2 While advertising and signage generally convey important information and are valuable in promoting business activities, they can have a significant impact on the appearance of buildings and areas. Unduly prominent or poorly designed signage can detract from the character of a building, the townscape or village street scene or of the countryside within which it is located. Furthermore, if uncontrolled, it can lead to roadside clutter and distract drivers.
- 5.3 In order to protect the amenities of an area, it is important that all signs and advertisements, whether on a building or freestanding, are carefully designed and of an appropriate scale, detail, materials and colours.
- 5.4 Traditional shopfronts, such as the late Victorian/early Edwardian ones found in the planned shopping streets of Bexhill-on-Sea or those inserted into the medieval buildings of the market towns of Battle and Rye, are important because they provide active frontages and make a positive contribution to the character and appearance of those historic centres. Without careful attention though, it is easy to gradually erode the character of traditional shopfronts and historic street-frontages and to lose or obscure important building features.
- 5.5 It follows that there should be a general presumption that the original fabric and detailing of historic shopfronts, such as stallrisers, cornices and pilasters, windows and decorative tiling, should be retained and restored. More generally, any new shopfront should relate well to the building and to its overall setting in the street scene, in terms of its proportions, design, relationship to upper storeys, fascia height and width, mullion treatment, materials and colour. Most common issues relate to the introduction of unsympathetic deep fascias and internally illuminated signage.
- 5.6 Canopies and blinds may be successfully integrated into a traditional shopfront if carefully detailed and not unduly dominant. However, the use of modern materials such as acrylic sheeting, perspex, aluminium or plastic, is rarely appropriate for traditional shopfronts on historic buildings in a Conservation Area.

²³ The term “shopfront” is taken to mean the built frontage of a variety of commercial premises, including shops, financial and professional services, restaurants/cafes, drinking establishments and hot food take-aways.

Economy

Shopfronts, signage and advertising

- 5.7 There is particular concern around the introduction of solid external roller shutters, which can have a “deadening”, inhospitable effect on the street scene. Where security measures are essential, alternatives such as the use of an internal lattice shutter or laminated glass represent more sensitive approaches.
- 5.8 Fascia signs are the most common form of advertisement on a building and should be designed to appear as an integral part of it in terms of their positioning, height, size, design and materials. Similar considerations apply to hanging signs, while modern projecting, usually illuminated box signs, can be particularly cluttering and discordant features on shopfronts and in the street scene.
- 5.9 Where shops or other commercial premises lie within a Conservation Area, it is particularly vital that shopfronts, signage and advertisements are well designed and detailed, and relate to their surroundings. Projecting box signs are very unlikely to be appropriate within Conservation Areas.
- 5.10 The Council has adopted specific guidance for shopfronts and signage within Bexhill-on-Sea Town Centre Conservation Area, in recognition of the special architectural character of the shopping terraces that were constructed within a very short period of time at the end of the 19th century and beginning of the 20th century.
- 5.11 The illumination of all signs and advertisements needs sensitive consideration and to be restrained in their quantity and brightness. Within the town centres of Bexhill, Battle and Rye, some night-time illumination of shops and other commercial premises helps to promote a vibrant and safe evening economy. Elsewhere, the illumination of signs on buildings, including hanging signs, is normally only justified where it relates to late opening premises such as a public house, restaurant, chemist or similar. At the same time, consideration must be given to the amenity of residential properties.
- 5.12 In rural areas, the amount and siting of advertisements, especially illuminated signage, need to be strictly controlled, in the interests of maintaining the generally undeveloped landscape character and amenities of the countryside, preventing “clutter”, maintaining highway safety and dark skies. Hence, unless there are exceptional circumstances which justify an alternative approach, advertisement should be limited to a location close to the premises it serves.
- 5.13 In view of the sensitivity of the District’s historic town centre retail areas, villages and largely AONB countryside, it is intended that further guidance on signage and advertisements will be produced to be read alongside the following policy, DEC1.

Policy DEC1: Shopfronts, Signage and Advertising

Any proposal for a new shopfront, an alteration to existing shopfront (including external blinds), or signage on buildings, will be permitted where:

- (i) it relates appropriately to the architectural and historic character and appearance of the building in which the shopfront is located,
- (ii) it relates to its overall setting in the street scene, and impact on public safety, and
- (iii) it has due regard to its proportions, size, design, visual relationship to upper storeys, materials, colour, height and width, and illumination.

Particularly within Conservation Areas, the loss of features or fabric of historic, architectural and/or socio-cultural merit or the installation of external roller shutters will not normally be acceptable.

Free-standing signage and advertisements will be permitted where they have an acceptable impact on highway safety and amenity, including on the scenic, architectural and historic character of the locality. In rural areas, they should not detract from landscape character nor introduce unnecessary “clutter” into the countryside. Other than in exceptional circumstances, such advertisements should also have a close physical relationship to the premises that they serve.

Holiday Sites

- 5.14 Tourism contributes significantly to the local economy. The overarching policy approach set by the Core Strategy, at policy EC6, is to support tourism activities and facilities, including by increasing the supply of quality serviced and self-contained accommodation, while ensuring compatibility with other policies, especially those that protect environmental character and amenities. Its strategies for Bexhill, Battle and Rye all have tourism elements, as does that for the Rural Areas, which gives priority to the conversion of redundant traditional farm buildings for tourism uses.
- 5.15 A detailed policy for holiday accommodation provided by chalets or lodges, caravan and campsites is set out below, as this makes up a significant and dynamic part of the tourism sector, being historically concentrated on static caravan sites situated near the coast but now taking more varied forms and being more dispersed.
- 5.16 Care must be taken in the siting, scale and form of holiday sites, as they can impact adversely on the special character of the countryside, particularly on an otherwise undeveloped coastline, much of which is designated as being of ecological importance, or in the High Weald Area of Outstanding Natural Beauty (AONB), which are the very assets that makes the district attractive to visitors. In addition, coastal areas are also most often vulnerable to flood risk.
- 5.17 Given these environmental constraints, the provision of new holiday centres or large static caravan/chalet sites would be most unlikely to be satisfactorily accommodated locally.
- 5.18 The upgrading of existing holiday sites, for example replacing static caravans with chalet or lodge-style units, can be positive in terms of better meeting customer needs so long as the impact on the wider landscape is unaffected. This may, exceptionally, involve a sensitive, limited expansion.
- 5.19 Changing leisure patterns bring other demands, including for short stay breaks in low key, high quality, self-catering accommodation. Such accommodation may take the form of small lodges or more unusual structures such as shepherd huts or tree houses. Where a scheme involves limited ancillary facilities and generates minimal traffic, as well as not detracting from its setting, these may also be accommodated.
- 5.20 In addition, visitor accommodation serving other countryside uses, for example existing fishing lakes or equestrian facilities, may also be considered where any new buildings can be assimilated into the landscape and the accommodation is wholly ancillary to and an integral part of the principal leisure use.
- 5.21 Relative to static holiday accommodation, there is more scope for further seasonal touring caravan and camping pitches on temporary small-scale sites in the summer months, including new forms of camping, as seen in the rise of 'glamping' and the use of yurts for example.

- 5.22 The siting of such developments should be visually contained within the rural landscape, not adversely impact on the particular characteristics of the High Weald AONB or sensitive ecological areas and have no unacceptable impacts in terms of traffic, access and other environmental impacts.
- 5.23 As set out in the 'Biodiversity and Green Space' section, there is a need to give careful consideration to tourism accommodation proposals, including ones to upgrade or extend existing permanent and seasonal sites, as well as new sites, where this is likely to generate increased recreational pressure on the Dungeness Complex²⁴ of 'Natura 2000' sites. This will be most relevant to proposals in the Camber, Rye Harbour and Winchelsea Beach areas, where otherwise suitable proposals must also maintain the integrity of the ecological interest of the Complex; this may involve restricting the scale, length of season, the provision/retention of recreational space and provision of guidance about the sensitivity of sites.²⁵
- 5.24 Some significant areas of the district are at risk from coastal and/or fluvial flooding. For both permanent and seasonal accommodation, the provision/extension of sites, or extension of occupancy periods, is unlikely to be agreed in undefended areas of high flood risk unless a Flood Risk Assessment has satisfactorily demonstrated that the appropriate standard of flood defence will be provided and the development would not impede flood flows or otherwise prejudice floodplain storage.
- 5.25 Fluvial flooding from rivers can occur at any time of the year and therefore highly vulnerable uses such as touring and static caravans and tents should normally be located outside the floodplain or be adequately defended, with any residual flood risk mitigated for on the site. Flood Risk Assessments will also be required for applications in flood risk areas, included those with flood defences, to assess any residual flood risk to the site. These should have regard to the impact of hard-standings and other impermeable surface treatments. To safeguard people, restrictions on occupation will be imposed where there is a high risk of flooding.
- 5.26 While there has been a trend to move away from seasonal controls on permanent sites to allow all-year-round use, it is essential that holiday sites remain available as tourist accommodation and do not develop, or become seen, as low cost homes to be purchased or occupied by persons without a permanent residence elsewhere. As well as the loss to the tourism economy, permanent residential occupation has infrastructure impacts, notably on highways and local services, including schools.
- 5.27 On sites with static units established practice is to impose conditions on any new permissions to the effect that any unit is only occupied for holiday purposes and not as any person's sole or main place of residence; also, that the owners/operators of the site should maintain an up-to-date register of the names and main home addresses of all occupiers of the units and make this available to the Council.

²⁴ This comprises the Dungeness, Romney Marsh and Rye Bay Special Protection Area (SPA) and Ramsar site, and the Dungeness Special Area of Conservation (SAC).

²⁵ For further information see *Dungeness Complex – Sustainable Access and Recreation Management Strategy (SARMS)* (Oct 2017)

- 5.28 Seasonal sites will be limited to holiday use and the occupation period will be restricted to prevent use all year round (normally to between April and October).

Policy DEC2: Holiday Sites

All proposals for camping, caravan and purpose-built holiday accommodation must:

- (i) safeguard intrinsic and distinctive landscape character and amenities, paying particular regard to the conservation of the High Weald AONB and undeveloped coastline, and be supported by landscaping proposals appropriate to the local landscape character;**
- (ii) conserve or enhance sensitive habitats and species;**
- (iii) not significantly detract from the needs of agriculture;**
- (iv) not unreasonably harm amenities of residents in nearby dwellings;**
- (v) not be in an area at risk of flooding, unless a site specific flood risk assessment has demonstrated that the development will be safe and will not increase flood risk elsewhere; and**
- (vi) accord with other relevant policies of the Plan.**

Proposals for static caravan, chalet or lodge accommodation must also:

- (i) be of a modest scale for low key, high quality accommodation that requires only limited ancillary facilities; or**
- (ii) comprise a limited amount of accommodation to enhance an existing countryside recreational use and be wholly ancillary to that use; or**
- (iii) where within an existing site, either:**
 - (a) result in a significant improvement to the appearance and quality of accommodation of that site, or**
 - (b) be a limited extension of that site to a natural boundary, and make a significant improvement to the appearance and quality of accommodation.**

Touring caravan or tented camping proposals should be of a small scale appropriate to the area. Where the temporary use of land is permitted, any ancillary facilities necessary to serve the site will only be permitted on a similar temporary basis or, if of a permanent nature, where they are compatible with the local character of the area.

For all proposals, in order to prevent the residential use of holiday accommodation, their use will be restricted to holiday/leisure purposes only and will be subject to occupancy conditions relevant to the site.

Existing employment sites and premises

- 5.29 Planning for improved job opportunities is a fundamental part of the Council's overall development strategy as contained in its adopted Local Plan Core Strategy. It sets targets for the amount of additional business floorspace on employment sites²⁶, alongside those for housing growth. The business floorspace targets are expressed as minima, reflecting the objectives of the strategy to increase overall prosperity, improve access to a wider range of jobs and increase economic activity to a realistically achievable level, without setting a cap on economic growth.
- 5.30 Core Strategy policies EC2 – EC5 provide a strategic framework for how business floorspace targets are to be met. Policy EC2 identifies the need for a broad range of supply to be available. It looks for the majority of space to be on sites opened up by the construction of the Bexhill to Hastings Link Road (now open and called Combe Valley Way) and to an increase in the supply of high quality sites, as well as a spread of small and medium-sized sites and premises across the District, especially in settlements with good strategic access. This includes access to the sea, provided at the Port of Rye. It also sees mixed-use developments as a potentially valuable opportunity to deliver jobs growth in parallel with housing, including in relation to providing offices in central locations. Policy EC4 supports working from home, subject to consideration of character and amenity impacts.
- 5.31 Core Strategy Policy EC3 recognises that existing employment sites will continue to provide the large majority of accommodation to meet the needs of businesses. On this basis, it puts forward a policy to make effective use of existing sites and premises in terms of:
- retaining land and premises currently (or last) in employment use in such use unless it is demonstrated that there is no reasonable prospect of its continued use for employment purposes or it would cause serious harm to local amenities;
 - permitting intensification, conversion, redevelopment and/or extension having regard to other policies of the Plan;
 - facilitating access/environmental improvements, where appropriate; and
 - in circumstances where a continued purely employment use of a site/premises is demonstrated not to be viable, looking firstly at mixed-use schemes in order to make most effective use of the property for employment purposes; if a mixed use scheme is not viable, prioritise alternative community uses, affordable housing and then market housing, subject to local needs.
- 5.32 At the same time, policy EC3 is made subject to a full review of existing and potential sites for employment use, in tandem with looking to allocate sites, to ensure that the requirements are secured in an effective way.

²⁶ Employment sites' are defined as those providing for business uses falling with Class B of the Use Classes order together with similar 'sui generis' uses.

- 5.33 This Review has been completed and its findings form the basis of the further consideration of Policy EC3 – set out below - as well as the allocation of additional sites.
- 5.34 The Review also has regard to Core Strategy Policy EC4, which provides for:
- continuing to give priority to the re-use and adaptation of suitable buildings in the countryside for employment (including for tourism purposes), in accordance with the Rural Areas policies;
 - incorporating an appropriate level of business development within residential allocations and developments, to contribute to the overall development strategy, where such accommodation is otherwise appropriate in the site circumstances; and
 - facilitating (where permission is required) business activities operating from residential properties wherever there is no adverse impact on local character and amenities, including by traffic generation.
- 5.35 Core Strategy Policy EC5 further requires particular regard to meeting the needs of key sectors, notably “enviro-industries”, engineering, financial and business services and other growth and knowledge-based businesses, and those that are directly related to sensitive land management.

Employment Sites Review

- 5.36 The Employment Sites Review has been published and is available to view under ‘Background Evidence Studies’ in the Planning Policy section of the Council’s website. It firstly identifies the national and local policy framework for the review, including the employment land requirements of the Core Strategy (which are adopted and not themselves being reviewed), then undertakes an assessment of the function and capacity of all the more significant estates and areas, supplemented by a sample of 13 smaller areas distributed across the District. It then looks at potential of committed, allocated and vacant sites and, finally, at options for providing additional land.
- 5.37 The main findings of the Review are:
- a) Of the 21 larger areas/estates (over 2ha in towns or 1ha in rural areas), there is a good distribution across the District, albeit the amount in Rural Areas is skewed by the size of the British Gypsum’s operational area. Harbour Road, Rye is by far the largest estate, with Beeching Road, Bexhill being the only other estate over 10ha;
 - b) Looking at the typologies of the areas, there is a severe lack of high quality office and business park sites capable of attracting inward investment of high-growth companies and/or headquarters;
 - c) There is a very high occupancy level across both the larger areas/estates and the sample of small business areas;

- d) All of the identified sites perform valuable functions, a few of which have the potential for intensification of space within their current boundaries, but only a couple have scope for outward expansion;
- e) Of the 7 areas/estates with intensification potential, 3 of these are already recognised through planning permissions, with Harbour Road, Rye having by far the greatest potential, with over 15,000sqm of floorspace benefiting from an outstanding planning permission;
- f) The main estates in Bexhill and Battle - Beeching Road, Bexhill and Station Approach, Battle – are both identified as having potential for redevelopment although the former may also meet an unmet retail requirement, so a net loss of B-class space is more likely;
- g) For all the business areas that are the subject of Neighbourhood Plans, further consideration of both development needs, in terms of local business needs and market potential, should be undertaken as part of those plan-making processes;
- h) For Bexhill, the earlier 2006 Local Plan (Policy BX3) allocation for 'land north of Sidley' will provide for enough further high quality space to meet the needs of the town and the wider area, but should be complemented by other provision for modern office and light manufacturing/workshop space via intensification at Elva Way and as part of the approved mixed-use development off Barnhorn Road;
- i) Also at Bexhill, the option of a high tech/R&D/office scheme in a "campus" setting at the former Northeye site a little to the west of the town is mooted;
- j) For the Hastings Fringes, it finds that the Core Strategy business floorspace requirement may be appropriately met by the outstanding 2006 Local Plan allocation (Policy HF1) to the north of Burgess Road on the Ivyhouse Lane Estate, but supplemented by a further small extension to marry in with ones proposed by Hastings Borough Council on adjoining land;
- k) Existing sites are expected to meet some two-thirds of the 10,000sqm Core Strategy requirement for Battle (which embraces sites in Marley Lane, albeit some sites are in Sedlescombe parish), while a previously allocated site on the south side of Marley Lane is still expected to come forward to contribute to the balance;
- l) There is found to be scope for intensification (and possibly expansion) at the Rutherfords Business Park, as well as at the Station Approach Business Area; hence, it is recommended that these are further investigated through the on-going Battle Neighbourhood Plan;
- m) For Rye and Harbour Road, it notes that the lower end of the minimum floorspace target is already provided for by outstanding planning permissions at Harbour Road Industrial Estate but adds that, given its strategic role, identified opportunities for further intensification would most appropriately be provided for by an enabling policy, which would also need to fully acknowledge the need to not adversely impact on the surrounding nature conservation designations;

- n) At the same time, encouragement is given to Rye Town Council, through its Neighbourhood Plan, to consider the potential to promote higher density office-led schemes in more central locations;
- o) The Rural Areas have seen most business development in recent years, as well as accounting for the greatest amount of floorspace with full planning permission, which together approximate to the minimum floorspace target;
- p) These findings point to the role that rural areas are playing in meeting the accommodation requirements of businesses and, hence, to the economic growth of the District, and it is recommended this trend should not be frustrated;
- q) There are obvious difficulties in identifying further sites in rural areas, due to both development economics and environmental constraints, compounded by the fact that supply is very fragmented and tends to be occupier-led; and
- r) Hence, for the Rural Areas, the most appropriate approach is regarded as taking a criteria-based approach to further business development, supported by continued application of the policy of resisting the loss of existing business sites and floorspace to other uses unless there is very clear evidence that it is not needed and the application of Core Strategy Policy EC4.

- 5.38 The finding in respect of drawing on the potential of existing sites and premises in rural areas is directly relevant to the Core Strategy Policy EC3. Indeed, it is clear from the assessment of the business estates and areas in the towns as well, that the continued presumption to retain existing employment sites is justified across the District.
- 5.39 Notwithstanding this, there are a few instances where retaining employment sites are not found to be warranted. Alternative proposals are put forward in the relevant settlement sections in this Plan or can be expected to come through the relevant Neighbourhood Plan.
- 5.40 The following policy, overleaf, effectively supersedes Core Strategy Policy EC3 as the strategic policy in respect of existing employment sites.
- 5.41 In implementing this policy, cross-reference is to be made to Policy DCO1, in the Communities Chapter, in relation to the marketing that would be expected in order to establish whether there is a reasonable prospect of continued business use of a site.
- 5.42 There are policies for the future employment use of existing sites in the Bexhill, Hastings Fringes, Rye Harbour and Marley Lane chapters, while certain sites are proposed for redevelopment for other uses at Beckley Four Oaks, Hurst Green and Rye Harbour, as set out in the respective chapters.

Policy DEC3: Existing Employment Sites and Premises

Effective use of existing employment sites will be secured by:

- (i) land and premises currently (or last) in employment, including tourism use, being retained in such use unless it is demonstrated that there is no reasonable prospect of its continued use for employment purposes or it would cause serious harm to local amenities;
- (ii) permitting intensification, conversion, redevelopment and/or extension of existing sites and premises having regard to other policies of the Plan;
- (iii) facilitating access/environmental improvements, where appropriate; and
- (iv) where continued employment use of a site/premises is demonstrated not to be viable, permitting complementary enabling development as part of an overall scheme to make most effective use of the property for employment purposes; and if a mixed use scheme is not viable, prioritising alternative community uses, affordable housing (where affordable housing would be sought in line with Policy DHG1) and then market housing, subject to local needs.

The approach to demonstrating if there is a reasonable prospect of continued employment use is set out in Policy DCO1.

6. Environment

Landscape character and the High Weald AONB

Landscape character areas

- 6.1 The importance attached to maintaining and reinforcing landscape character across Rother district is clearly set out in the Environment chapter of the Local Plan Core Strategy. Its 'Landscape Stewardship' policy, EN1, identifies the principal landscape assets and provides an over-arching framework to ensure that new development makes a positive contribution to the landscape character of the area in which it is to be located.
- 6.2 Landscape character varies across the district. At a national scale, much of Rother falls within the 'High Weald' national character area (NCA), with the south-eastern part in the 'Romney Marshes' area and a small swathe of land west of Bexhill in the 'Pevensy Levels' area. The boxes below summarises the key characteristics of each NCA in Rother district²⁷.

High Weald

- a well-wooded landscape rising above the Low Weald;
- distinctive and scattered sandstone outcrops;
- main roads and settlements are sited along prominent ridgelines with a dense network of small winding lanes linking scattered villages, hamlets and farms;
- the legacy of the early iron industry has left extensive areas of coppice woodland and hammer ponds;
- high forest, small woods and copses, and a network of hedges, shaws link small irregular fields created from cleared woodland;
- flower rich meadows bordered by species rich hedgerows;
- heavy clay soils have reduced the impact of agricultural change in the area and it is still, in the main a quiet pastoral landscape with mixed farming predominating;
- the cultivation of fruit and hops, together with the associated distinctive oast houses;
- distinctive red tile, brick, local stone and timber building materials, often including hung tiles and white weatherboarding are characteristic of historic settlements, farms and cottages; and
- recent 'suburbanisation' of farmstead buildings is eroding the distinctive local style in many places.

²⁷ See Countryside Character Volume 7: South East and London, The Countryside Agency, 1999

Romney Marshes

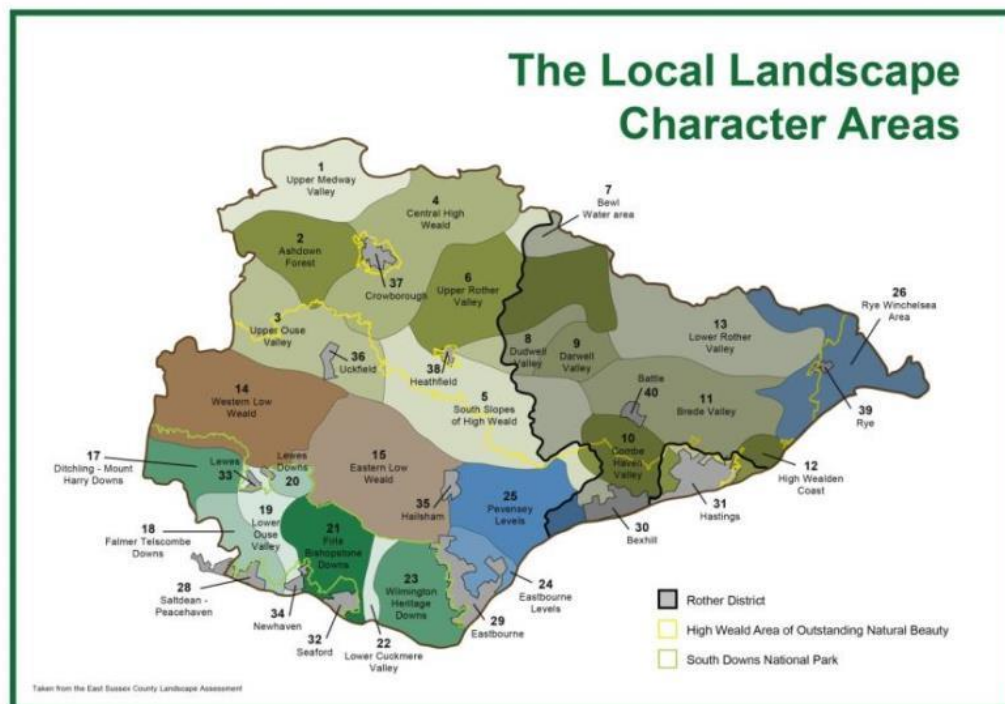
- flat open agricultural landscape with distinctive drainage dykes, marshes and open skies;
- extensive arable fields, open wet pasture land. Narrow straight roads and dispersed settlements. Open character and remoteness;
- high nature conservation value in wet grazing marshes;
- former sea cliffs mark the post glacial shoreline;
- the Royal Military Canal at the base of these cliffs;
- 20th century development in the coastal strip; and
- the sharp contrast between shingle coast, low lying agricultural land and the raised cliff.

Pevensy Levels

- low lying tract of reclaimed wetland;
- open landscape with extensive grazed wet meadow windswept with few trees; and widely spaced roads and isolated settlements provide a sense of remoteness.

6.3 Within these regional areas, the [East Sussex Landscape Character Assessment](#) (LCA) provides more detailed descriptions at a local level, reflecting the particular pattern of elements derived from geology, landform, topography, flora and fauna, physical features and settlement. The LCA Index Map, as it relates to Rother is reproduced below. The key features and “action priorities” for each character area are identified in the [Assessment](#) document.

Figure 5: Local Character Landscape Areas in Rother



- 6.4 Due to their nature conservation status and consequent very limited development, the Pevensey Levels and Romney Marshes enjoy a high degree of tranquillity, at least for the most part. Even though never far from a farm, some small-scale scattered dwellings or settlement, the same is true of large swathes of the High Weald. East Sussex County Council published 'Remoteness at the Local Scale – An Application in East Sussex' some time ago; its identified 'areas of remote countryside' and areas of exceptional remoteness' are still helpful maintaining the peace and tranquillity of remote rural areas.
- 6.5 Particular care will be taken, over and above the regard to the features of local landscape, to the feeling of remoteness that exists when a site is physically and visually separated from the noise and activity of urban areas, as well as from associated features and activities (such as busy roads, pylons, sport and leisure venues, etc.).
- 6.6 One aspect of this rurality is the existence of "dark skies"; that is, the relatively limited amount of night glow from street lights and other sources. Characteristics of tranquillity and dark skies are valued by local people. A separate policy in relation to lighting, put forward in the Environmental Pollution section, provides a policy basis, and associated guidelines to assist in maintaining these characteristics.

The High Weald Area of Outstanding Natural Beauty (AONB)

- 6.7 The High Weald is of national as well as local landscape value, as reflected by its status as an 'Area of Outstanding Natural Beauty'. In fact, it is regarded as one of the best surviving and most coherent landscapes in northern Europe. The primary purpose of AONB designation is to conserve and enhance the natural beauty of the Area. "Natural beauty" is seen as embracing both landscape character and its aesthetic experience.
- 6.8 The policy for the management of the AONB is set out in the High Weald AONB Management Plan, published on the [High Weald AONB website](#). This defines the natural beauty of its landscape in terms of the interplay of the components that make it distinctive. These are:

<p>Geology, landform, water systems and climate</p> <ul style="list-style-type: none"> • Sandrock outcrops • Gill streams <p>Settlement</p> <ul style="list-style-type: none"> • Dispersed settlement pattern • Historic farmsteads <p>Routeways</p> <ul style="list-style-type: none"> • Droversways • Sunken lanes 	<p>Woodland</p> <ul style="list-style-type: none"> • Ancient woodland • Archaeological remains <p>Field and heath</p> <ul style="list-style-type: none"> • Unimproved grassland • Heathland • Historic field boundaries
---	--

Regard to landscape character and the High Weald AONB

- 6.9 A proper understanding of the local landscape, which will include its historic characteristics, is necessary in order to produce developments that respect landscape character. In assessing landscape impact of development proposals, the characteristics of the relevant Landscape Character Area and, where appropriate, the High Weald components provide a clear assessment framework for evaluating the siting, layout and design (including materials) of development.
- 6.10 Existing landscape features that are important to local character should normally be retained, while new features should be typical of the locality, fit naturally into the landscape and complements existing features.
- 6.11 National planning policy highlights the need to recognise the intrinsic character and beauty of the countryside as well as the wider benefits from natural capital and ecosystem services. Valued landscapes, which clearly include AONBs and their settings, should be protected and enhanced, which resonates with the specific provision that great weight should be given to conserving and enhancing the landscape and scenic beauty of AONBs. The National Planning Policy Framework further states that the scale and extent of development within AONBs should be limited, with planning permission not forthcoming for major developments ‘other than in exceptional circumstances’. It adds that circumstances where exceptional circumstances may exist should include consideration of the need for the development, the potential to meet it in another way and the net effect on the landscape and wider environment.
- 6.12 While a certain level of development has already been accepted through the Local Plan Core Strategy as being capable of being satisfactorily and sustainably accommodated in and around the towns and villages within the AONB, the scope for sustainable development was found to be limited. In particular, given that the High Weald is essentially an intricate, small scale and historic landscape, it is believed that there is little further opportunity to accommodate major development without compromising AONB objectives.

Policy DEN1: Maintaining Landscape Character

The siting, layout and design of development should maintain and reinforce the natural and built landscape character of the area in which it is to be located, based on a clear understanding of the distinctive local landscape characteristics (see Figure 5 above), in accordance with Core Strategy Policy EN1.

Particular care will be taken to maintain the sense of tranquillity of more remote areas, including through maintaining ‘dark skies’ in accordance with Policy DEN7.

Policy DEN2: The High Weald Area of Outstanding Natural Beauty (AONB)

All development within or affecting the setting of the High Weald AONB shall conserve and seek to enhance its landscape and scenic beauty, having particular regard to the impacts on its character components, as set out in the High Weald AONB Management Plan.

Development within the High Weald AONB should be small-scale, in keeping with the landscape and settlement pattern; major development²⁸ will be inappropriate except in exceptional circumstances.

- 6.13 These policies elaborate on the relevant Core Strategy policies in respect of promoting landscape-led approaches to the consideration of the suitability of development proposals, both generally and with specific regard to the High Weald AONB. They should be read in conjunction with Core Strategy policies EN1-EN5 and RA2, as well as other policies in this Plan, notably those relating to sustainable drainage and biodiversity and green space. It is also noted that developments for housing, businesses, certain energy developments, recreation and tourism uses are each the subject to separate policies in the Local Plan, with the emphasis on locations outside of environmentally sensitive areas and, where appropriate within them, on a small scale.

²⁸ 'Major development' will be defined taking account of the nature, scale and setting of a proposal and whether it could have a significant adverse impact on the purposes for which the AONB was designated.

Strategic Gaps

- 6.14 Strategic Gaps are regarded to be of strategic importance in terms of guiding the location of development. The particular objectives of the Gaps are:
- To maintain the separate identity and distinctiveness between settlements.
 - To maintain the strategic settlement pattern.
 - To prevent the coalescence of settlements.
- 6.15 Their protection through local plans is an established policy tool. Development within these Gaps has been strictly limited to maintain their openness, although does allow for agricultural buildings, conversions and the replacement of an existing building.
- 6.16 The principle of these Strategic Gaps has been carried forward in the Council's adopted Local Plan Core Strategy (2014) where policies HF1 and RY1 highlight the need to maintain the Gaps between:
- Bexhill and Hastings/St Leonards
 - Crowhurst and Hastings/St Leonards
 - Battle and Hastings/St Leonards
 - Fairlight and Hastings/St Leonards
 - Rye and Rye Harbour
- 6.17 The Council has undertaken a full assessment of the extent of the five identified Gaps, as set out in the Strategic Gaps Landscape Assessment, March 2016, which is published as a Background Paper. The Gaps between Bexhill and Hastings/St Leonards, Crowhurst and Hastings/St Leonards and Battle and Hastings/St Leonards, although defined separately in Policy DEN3, effectively form one contiguous Gap on the Policies Map. The extent of each Gap is summarised below.

Bexhill and Hastings/St Leonards

- 6.18 The Gap between the two towns is relatively small, being particularly narrow along the A259 corridor, and hence highly vulnerable to development pressure. The perception of the Gap between Bexhill and Hastings has been subject to considerable change recently with the construction of Combe Valley Way, which opens up the countryside between Bexhill and Hastings/St Leonards. The Gap encompasses the Combe Haven valley and its tributary valleys in order to protect this open landscape between the two settlements.

Crowhurst and Hastings/St Leonards

- 6.19 The construction of Combe Valley Way has increased the vulnerable area of the Gap between Hastings/St Leonards and the village of Crowhurst, while the area between the built up edge of Crowhurst and the Hastings to London railway line is also included as it contributes to the open area between the settlements.

Battle and Hastings/St Leonards

- 6.20 The Gap between Battle and Hastings/St Leonards provide an important function in maintaining the separate identities of Battle and the built up area of Hastings/St Leonards. The break in the ribbon development between the edge of Telham and the Hastings Borough boundary at Breadsell Farm is highly sensitive to change particularly in more open areas and the higher ground and ridges.

Fairlight and Hastings

- 6.21 The Gap between the Hastings Borough boundary and the edge of Fairlight Cove provides an important function in protecting the general openness of the area between the Hastings Country Park and the edge of the settlements of Fairlight and Fairlight Cove. The area south of Battery Hill and Hill Road and to the east of Coastguard Lane, including The Close, is vulnerable to incremental change and infill development; hence, it is also included to conserve the area's open character.

Rye and Rye Harbour

- 6.22 The open Gap between Rye citadel and Harbour Road industrial area/Rye Harbour village provides an important function in retaining their distinct identities. The area is fragile and vulnerable to encroaching development, as well as incremental changes in landscape management. The retention and protection of this Gap is important to the conservation and enhancement of local landscape character and views, notably with regard to the setting of the Citadel. The Gap also incorporates the sensitive riverside margin adjacent to the River Brede and River Rother.

Policy DEN3: Strategic Gaps

The Strategic Gaps are identified on the Policies Map between the following areas:

- (i) Bexhill and Hastings/St Leonards**
- (ii) Crowhurst and Hastings/St Leonards**
- (iii) Battle and Hastings/St Leonards**
- (iv) Fairlight and Hastings/St Leonards**
- (v) Rye and Rye Harbour**

Within these Gaps, development will be carefully controlled and development will only be permitted in exceptional circumstances. Any development must be unobtrusive and not detract from the openness of the area.

Enhancement of the Gaps through effective landscape management which strengthens and reinforces their significance as protected landscape areas will be supported.

Figure 6: Strategic Gap at Bexhill

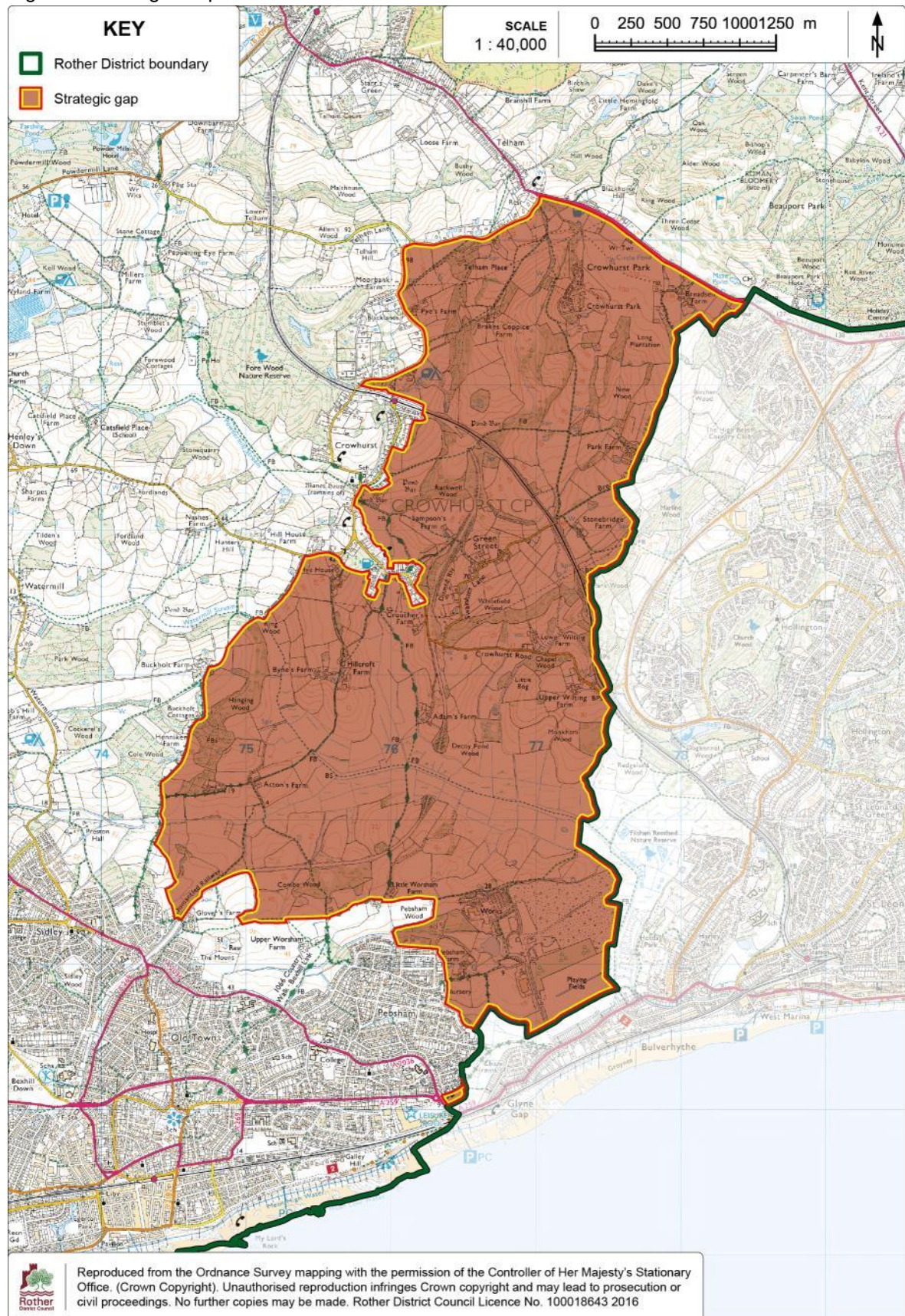


Figure 7: Strategic Gap at Fairlight

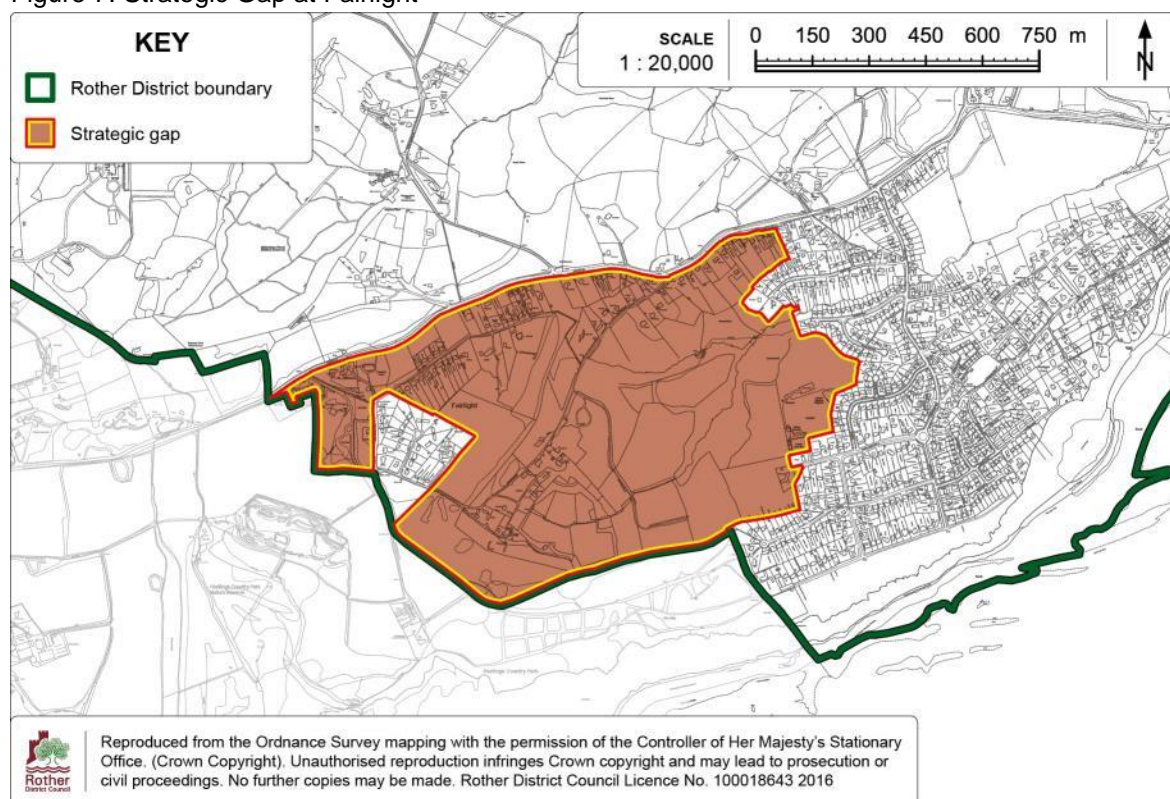
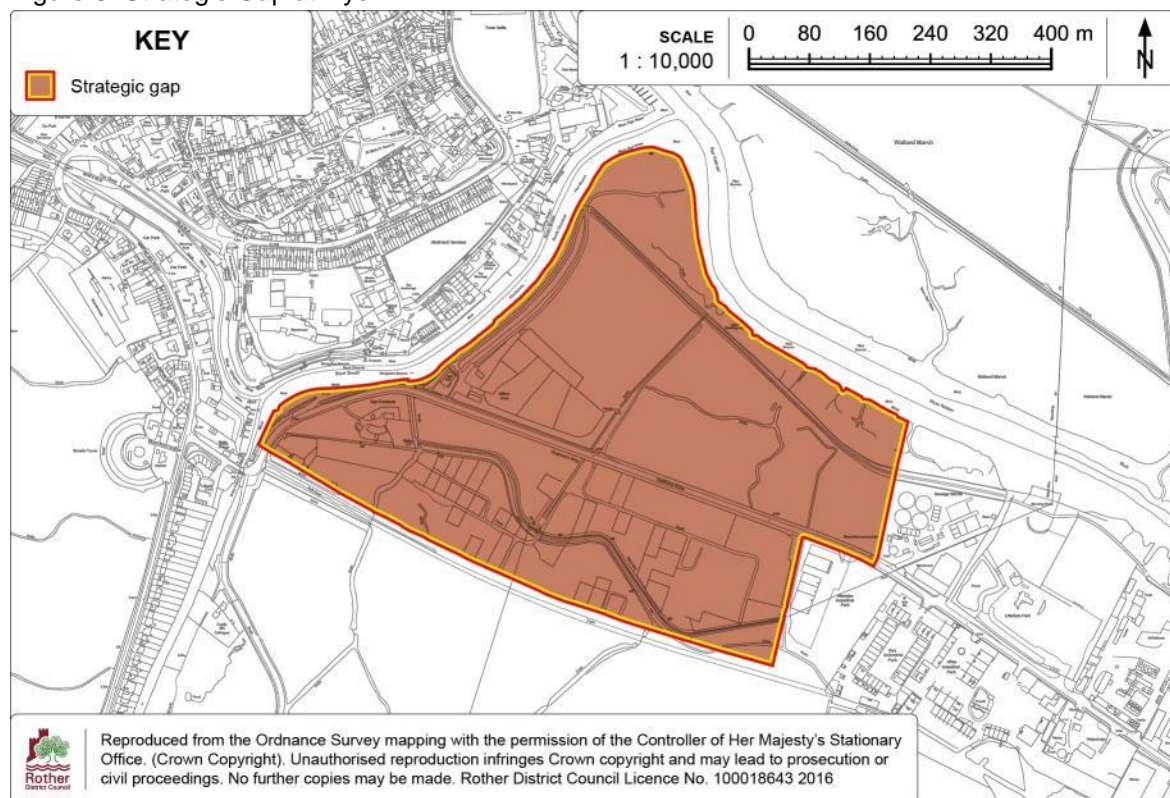


Figure 8: Strategic Gap at Rye



Biodiversity and green space

Context

- 6.23 The biodiversity interest in Rother is substantial and wide-ranging. There are large areas of internationally designated sites, many nationally-important Sites of Special Scientific Interest (SSSIs), covering about 9% of the district in total, as well as some 60 Local Wildlife Sites. Ancient woodlands, of which Rother has the highest concentration in the South-East, are also associated with biodiversity interest. Many nationally-defined 'Habitats and Species of Principal Importance'²⁹ (also referred to as "Priority Habitats and Species") are also represented, often beyond the internationally, nationally and locally designated sites.
- 6.24 Core Strategy Policy EN5 provides an over-arching policy commitment to protect and enhance the biodiversity, geodiversity and green space. This relates not only to designated sites, but also to sites of local biodiversity value and the array of multi-functional green spaces that make up the 'Green Infrastructure' of the district, which variously provide recreational opportunities, flood management, climate change mitigation and 'green' corridors, as well as for nature conservation.
- 6.25 The policy at the end of this section supplements Core Strategy Policy EN5, highlighting the expectations of the Council in relation to conserving biodiversity when considering planning applications.

Internationally protected sites

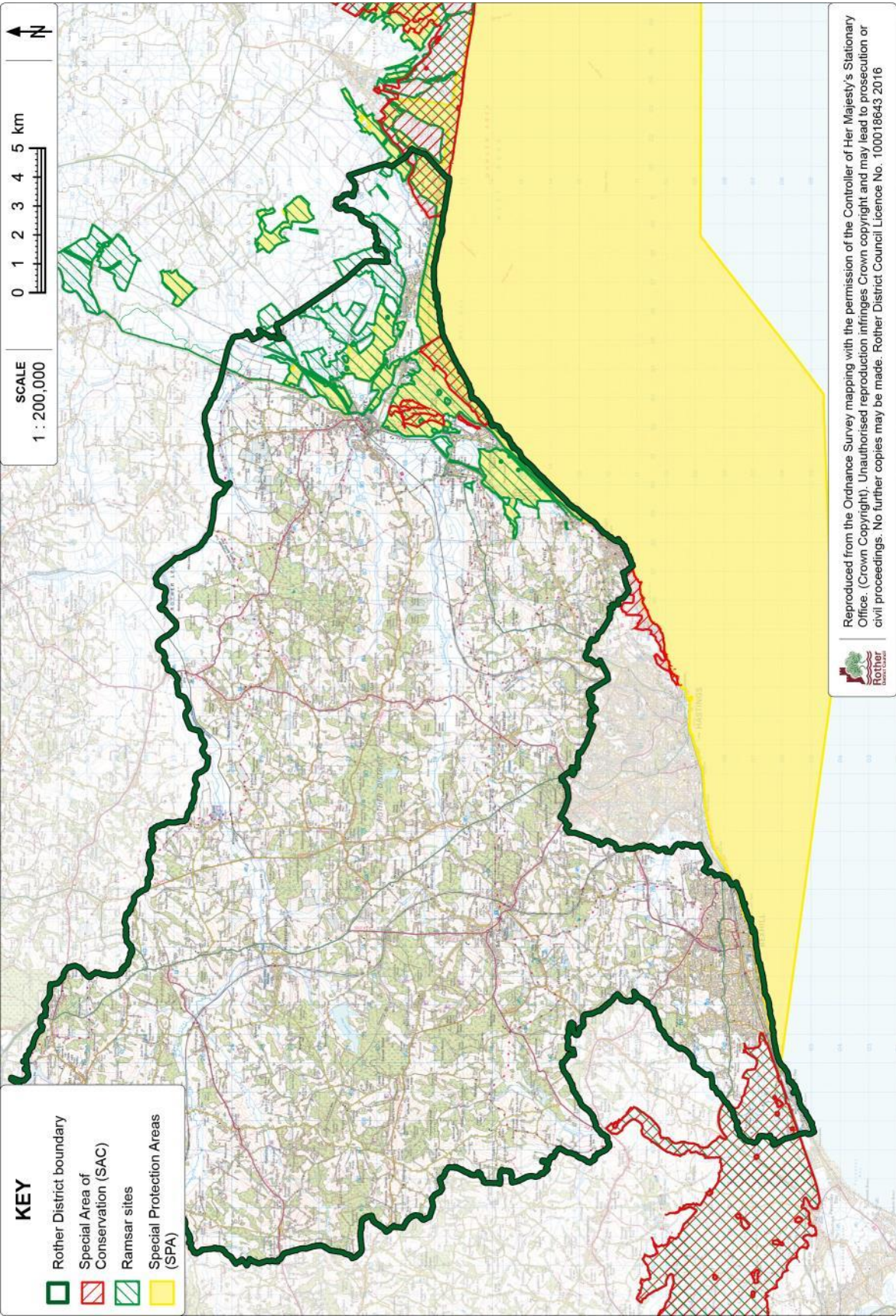
- 6.26 Internationally important wildlife sites in and around the district are shown on Figure 9 below. The two sites extending into the district are the Pevensey Levels, to the south-west, which are designated as being of international importance as a wetland habitat and as a Special Area of Conservation (SAC); and the Dungeness Complex of Natura 2000 sites³⁰, on the eastern side of the district, which are designated for their value for birds and as wetland habitats.
- 6.27 Only in exceptional circumstances could a proposal that would impact negatively on an international wildlife site be permitted - where there are no alternative solutions and the proposal is necessary for imperative reasons of over-riding public interest. The policies in this Plan have been assessed to determine that they will not adversely affect the integrity of any of the international sites.³¹

²⁹ As listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006

³⁰ The Dungeness Complex of Natura 2000 sites comprises three overlapping international designations - the Dungeness, Romney Marsh and Rye Bay Special Protection Area (SPA) and Ramsar site, and the Dungeness Special Area of Conservation (SAC).

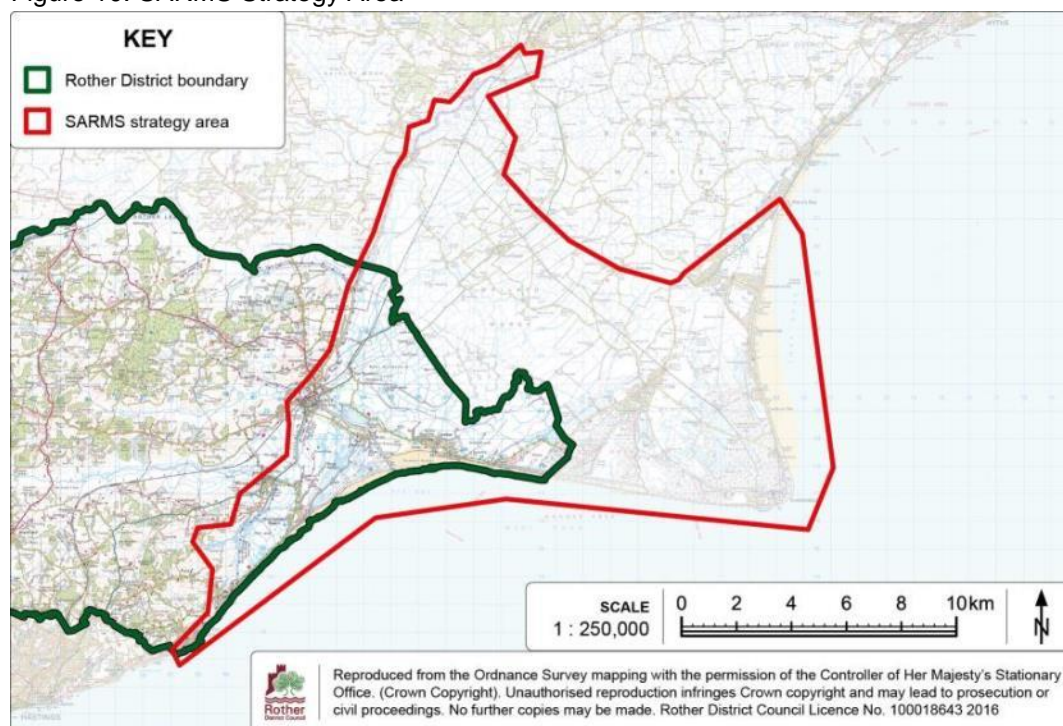
³¹ See DaSA Local Plan Habitats Regulations Assessment

Figure 9: Internationally Important Wildlife Sites



- 6.28 The SARMS provides a strategic, cross boundary approach to managing recreational pressure and disturbance, both in relation to additional usage resulting from development and more generally to ensure sensitive management of the Natura 2000 sites. It identifies a need to raise the profile of the nature conservation value of the strategy area in a way that will also benefit the visitor economy, to improve visitor education and, in some areas, change behaviour to support the habitats and species of the protected sites. The SARMS can be viewed in the [HRA section](#) of the Council's website, while the Strategy area, which covers the protected sites as well as a wider area of functional land providing an important supporting role, is shown at Figure 10 below.

Figure 10: SARMS Strategy Area



- 6.29 Further HRA assessment has refined the Core Strategy's approach to controlling the quantity and rate of run-off within the hydrological catchment of the Pevensey Levels, which is reflected in Policy DEN5 of this Plan.

Nationally protected sites and irreplaceable habitats

- 6.30 SSSIs and irreplaceable habitats³² including ancient woodland; and aged and veteran trees outside Ancient Woodland, are highly protected. National policy gives a very strong presumption against any development that would have an adverse effect on such areas. This is reflected by Natural England and Forestry Commission advice for planning authorities on protecting ancient woodland and veteran trees from development³³.

³² The NPPF defines irreplaceable habitats as including ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

³³ 'Ancient woodland and veteran trees: protecting them from development' at: www.gov.uk

- 6.31 Whilst Areas of Outstanding Natural Beauty (AONBs) are landscape designations for the purpose of conserving and enhancing the natural beauty, the term ‘natural beauty’ includes conservation of flora, fauna and geological and physiographical features of an area. Furthermore, some of the key High Weald character features are also Priority Habitats (ghyll woodland, sandstone outcrops, ancient woodland, heathland, wildflower meadows and ponds). Hence, particular consideration should be given to biodiversity gains that meet AONB objectives.
- 6.32 Information on nationally and internationally protected sites is available from the Joint Nature Conservation Committee. The Ancient Woodland Inventory for Rother district is available on the Council’s website.

Locally designated sites

- 6.33 ‘Local Wildlife Sites’ (previously known as Sites of Nature Conservation Importance (SNCIs)) and ‘Local Geological Sites’ (previously known as Regionally Important Geological and Geomorphological Sites (RIGGS)) are identified and selected locally using agreed criteria. Information on locally designated sites is available from the Sussex Biodiversity Record Centre and East Sussex County Council.

Biodiversity Opportunity Areas

- 6.34 Biodiversity Opportunity Areas (BOAs) have been identified in recognition that a focus on protecting designated sites alone will not sustain biodiversity in the long term. These areas are seen as offering the greatest potential to benefit wildlife, taking into account existing concentrations of Priority Habitats and Species, often being buffers around existing reserves or linkages between designated sites.
- 6.35 There are nine separate BOAs within, or partially within, the District. Within these areas, consideration should be given to whether development will affect habitat connectivity and integrity, either positively or negatively; and whether there are opportunities to achieve the aims of the BOAs, including enhanced habitats and linkages to off-site habitats via green corridors. Further information on the BOAs is available from the Sussex Local Nature Partnership³⁴ and within the Council’s Green Infrastructure Study and its Addendum.

Protected species

- 6.36 European Directives give protection to several species (generally referred to as ‘European Protected Species’); the most commonly occurring in Rother include great crested newt, bats and dormouse. There are also varying degrees of protection under the Wildlife and Countryside Act for other species, certain rare plants and for bird nesting habitats (limiting their removal to outside of the bird breeding season). Protected species that can be found in Sussex include badgers, water vole, common lizard, grass snake, slow worm and Roman snail.

³⁴ <http://sussexlnp.org.uk/boas.php>

Biodiversity opportunities in development

- 6.37 Proposals which are focused primarily on conserving or enhancing biodiversity or geodiversity will be supported in principle. These could include developments that increase public understanding and enjoyment of biodiversity and green spaces, such as through “green corridors” and interpretation facilities. This approach accords with the NPPF in terms of the regard to biodiversity.
- 6.38 The NPPF looks to the planning system to not only minimise impacts on biodiversity but also to pursue opportunities for net gains in biodiversity, as well as to promote the protection and recovery of protected species populations. Core Strategy Policy EN5 part (ix) also promotes habitat restoration and creation.
- 6.39 There will be opportunities for supporting biodiversity in virtually all developments. This may range from retaining and enhancing existing biodiversity features including hedgerows and ponds, providing landscaping and amenity green spaces that support biodiversity, creating new habitats (including as part of SuDS), ensuring adequate buffering of, and management regimes for, existing priority habitats within or adjacent to a site, and in maintaining and restoring ecological networks and habitat connectivity.
- 6.40 Provision for biodiversity will largely depend on the particular local context and also on the scale of development. Larger developments will generally provide more scope for biodiversity gains. In order that opportunities specific to a particular site are properly considered and, where appropriate, incorporated into the development planning and design processes, larger developments (of more than 2 hectares or 50 dwellings) will be expected to produce a “green infrastructure master-plan” as an integral part of proposals. Such masterplans should include measures for the on-going management of habitats and other green spaces and should deliver multiple benefits where possible and appropriate, including provision for biodiversity, recreation, and other ecosystem services such as flood protection.
- 6.41 Table 1 in the Council’s Green Infrastructure Study Addendum provides advice on biodiversity opportunities within the landscaping of a development scheme to enhance its biodiversity value and ensure net gains for nature. Table 2 provides an overview of the biodiversity opportunities by settlement, while Table 3 indicates some actions that developers should consider incorporating within built fabric to help conserve species that rely on buildings and ancillary developments for nesting.
- 6.42 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. These need to be undertaken by a suitably qualified ecologist in accordance with prevailing guidance³⁵. It is important to be aware that survey work needed to inform such assessments and any necessary mitigation/ compensation measures will be seasonally restricted.

³⁵ CIEEM Technical Guidance on Ecological Impact Assessments and Report Writing, BS42020:2013 – Biodiversity Code of Practice for Planning and Development

- 6.43 The Council has already adopted open space standards through the 'Open Space, Sport and Recreation Study', as applied in Core Strategy Policy CO3. These standards, which include accessible natural or semi-natural green-space, apply in both urban and rural areas, where practicable and appropriate in the environmental context.
- 6.44 Separate policy consideration is given to landscape conservation, including the High Weald AONB, elsewhere in the Section. The Combe Valley Countryside Park is considered in the Hastings Fringes Chapter.

Policy DEN4: Biodiversity and Green Space

Development proposals should support the conservation of biodiversity and multi-functional green spaces in accordance with Core Strategy Policy EN5 and the following criteria, as applicable:

- (i) proposals where the principal objective is to conserve or enhance biodiversity or geodiversity will be supported in principle;**
- (ii) development proposals should seek to conserve and enhance the biodiversity value of international, national, regional and local designated sites of biodiversity and geological value; irreplaceable habitats (including ancient woodland and ancient or veteran trees); and Priority Habitats and Species, both within and outside designated sites. Depending on the status of habitats and species concerned, this may require locating development on alternative sites that would cause less or no harm, incorporating measures for prevention, mitigation and (in the last resort) compensation.**
- (iii) in addition to (ii) above, all developments should retain and enhance biodiversity in a manner appropriate to the local context, having particular regard to locally present Priority Habitats and Species, defined 'Biodiversity Opportunity Areas', ecological networks, and further opportunities identified in the Council's Green Infrastructure Study Addendum.**
- (iv) larger developments of more than 2 hectares or 50 dwellings (whichever is the smaller) should produce a Green Infrastructure masterplan as part of their proposals.**
- (v) all developments within the strategy area of the Dungeness Complex Sustainable Access and Recreation Management Strategy should have regard to the measures identified in that Strategy.**

Sustainable Drainage

- 6.45 There has been a heightened awareness, nationally, in recent years of the risk of flooding following serious flood events and an increasing number of more localised “flash floods”. Effective drainage systems are crucial, and their design needs to be considered from the beginning of the development process.
- 6.46 National planning policy directs development away from areas of highest flood risk and, when deciding planning applications, seeks to ensure that flood risk is not increased elsewhere and that opportunities are taken to reduce the causes and impacts of flooding. Depending on the nature and location of a development, related Guidance expects sustainable drainage systems to be considered and, for major development, for them to be provided unless demonstrated to be inappropriate.
- 6.47 The general aim is to discharge surface run-off as high up the hierarchy of drainage options as reasonably practicable, namely, firstly, into the ground (infiltration); secondly, to a surface water body; thirdly, to a surface water sewer, highway drain, or another drainage system; and, only then, to a combined sewer. This hierarchy supports a general presumption in favour of using sustainable drainage systems.
- 6.48 The Council’s overarching Core Strategy policies on managing flood risk (Policy EN6) and on flood risk and development (Policy EN7) follow this approach. It is considered appropriate to elaborate on this policy approach, particularly in relation to promoting the effective development of sustainable drainage systems (SuDS).
- 6.49 East Sussex County Council has the responsibility of being the ‘Lead Local Flood Authority’ (LLFA), with the Environment Agency retaining responsibilities for managing flood risk from ‘main rivers’ and the coast. The County Council’s ‘Local Flood Risk Management Strategy’ should be referred to in developing SuDS - see links to this and related guidance in the box below.

Further information on SuDS

- [East Sussex Local Flood Risk Management Strategy](#)
- [ESCC ‘Guide to Sustainable Drainage Systems in East Sussex’](#)
- [ESCC ‘SuDS Decision Support Tool for Small Scale Development](#)
- [DEFRA Non-Statutory Technical Standards for Sustainable Drainage Systems](#)
- [The CIRIA SuDS Manual C753 \[Published by CIRIA\]](#)
- [South East Lead Local Flood Authorities ‘Water, People, Places’](#)
- [RSPB/WWF ‘Sustainable Drainage Systems - Maximising the potential for people and wildlife. A guide for local authorities and developers.’](#)

- 6.50 The Government's Non-Statutory Technical Standards for Sustainable Drainage, referred to above, relate to the design, maintenance and operation of SuDS. The requirements of the standards include: peak runoff rates discharged from a development in a range of rainfall events must not exceed the peak greenfield runoff rate from the site for the same event. For brownfield sites, peak runoff rates must remain as close to greenfield runoff rates as possible, and not exceed the pre-development rate of discharge. The volume of surface water discharged from the development site must also be closely managed, and not exceed the greenfield runoff volume for a certain rainfall event. Furthermore, unless an area is designated to hold and/ or convey water, the drainage system must be designed so that flooding does not occur on any part of a site or building (during a 1 in 30 year and a 1 in 100 year rainfall event respectively).
- 6.51 SuDS are required regardless of pre-existing risk. The requirement is therefore in addition to the requirement to address existing areas of flood risk on-site, as set out in national guidance and Core Strategy policy.
- 6.52 As well as providing effective drainage solutions, SuDS can be designed and implemented in ways that deliver other Local Plan objectives, such as:
- the provision of habitats and support for biodiversity;
 - reinforcing local landscape character and design of the development itself;
 - provision of open space/ recreation;
 - promotion of water use efficiency and quality; and
 - reducing risks of land instability.
- 6.53 The type of SuDS approach should have regard to all relevant factors (flood risk, compatibility for infiltration, groundwater, runoff characteristics, ground stability, topography, soils, geology, contamination issues, existing infrastructure, archaeology) as well as the potential for wider benefits. CIRIA's SuDS Manual C753 and the latest guidance from the LLFA will be key references.
- 6.54 Ground conditions will often dictate the appropriateness of SuDS techniques and a ground investigation is likely to be required to assess the suitability of using infiltration measures and assessing the required volume of on-site storage required.
- 6.55 Where relevant, in any drainage strategy design, all watercourses, including 'ordinary watercourses', should be retained as an open feature within a designated corridor where possible, ideally as open space. Developers should consider the potential flood risk arising from them including in circumstances where no flood mapping currently exists. Furthermore, where possible and practical, culverted watercourses should be reinstated to an open channel ('daylighting'), to minimise upstream flood risk caused by blockages to culverts and enhance the biodiversity. Investigations will be necessary, however, to ensure that downstream flood risk is not increased by culvert removal. Any proposals to alter or divert an ordinary watercourse, including daylighting of culverts, will require consent from the LLFA.

- 6.56 Applicants should submit sufficient information to enable proper consideration of drainage proposals. For major schemes, seeking pre-application advice from the LLFA is strongly recommended as is, for minor development, reference to its [‘SuDS Decision Support Tool for Small Scale Development’](#). It should be noted that the use of good design, such as minimising hard surfaces; and attenuation measures, such as green roofs, rainwater harvesting and permeable paving, can help to reduce runoff.
- 6.57 Proposals should include a consideration of the management of the flood risk impacts of the construction phase of the development, as well as demonstrate that maintenance measures will be in place for the lifetime of the development, which may be secured by a legal agreement.
- 6.58 The Fairlight/Pett Level area has been recognised as an area of drainage concern. At Fairlight Cove, issues of ground water affect land stability and cliff erosion, and a specific policy (DEN6) is included in the Land Stability section which restricts the use of soakaways in a zone near the cliff face. There is a wider drainage capacity concern both in the village and downstream at Pett Level, where there is a history of flooding from the Marsham Sewer in periods of wet weather, caused by run-off into the sewer from the Marsham catchment. Hence, it is also appropriate to restrict the rate of run-off from sites within the drainage area of Fairlight and Pett Level (see Figure 11 below) to the greenfield rate, in both flow and volume, in order to prevent an adverse cumulative effect of excessive flows downstream. Care also needs to be taken in relation to further discharge into the Lower Waites Lane sewer, and consequently, all small-scale planning applications in Fairlight and Fairlight Cove should be accompanied by a SuDS report, generated by the County Council’s online tool (see paragraph 6.56 above).
- 6.59 The Pevensey Levels hydrological catchment area (see Figure 12) has particular drainage requirements, necessary to mitigate surface water and water quality concerns within the designated Pevensey Levels Ramsar site (wetland of international importance). This is recognised by Core Strategy Policy SRM2, which requires SuDS for all development that creates impermeable surfaces in the catchment area.
- 6.60 Analysis of the ‘Review of Consents’³⁶ suggests that the essential issue affecting water quality in the Ramsar site is insufficient water levels and consequent failure to replenish supporting ditches, with negative impact on ecology. Therefore, within the catchment area, a minimum of two types/stages of SuDS treatment is required in order to remove pollutants and sediments effectively. SuDS selection should be in accordance with [‘Water, People, Places’](#)³⁷, which advises on appropriate techniques to prevent runoff from reducing the quality of a receiving body of water.

³⁶ Under the Habitats Directive

³⁷ South East Lead Local Flood Authorities ‘Water, People, Places’

- 6.61 More generally, the [East Sussex Local Flood Risk Management Strategy \(LFRMS\)](#) subdivides the county into one of four 'Drainage Risk Areas', each with its own characteristics based upon the different ground conditions present and their ability to drain surface water. Having regard to changing topographies, more than one Drainage Risk Area may be present in a settlement. The standing advice in the LFRMS, tailored to the characteristics of the area, should be used to inform drainage strategies as part of new developments. However, it does not replace site specific assessment.
- 6.62 The County Council has also produced [Surface Water Management Plans](#) for Bexhill, Battle and Rye, which identify flood risk that arises from local flooding from surface runoff, groundwater, and ordinary watercourses. Where development is proposed within or close to identified 'flooding priority areas' and 'hotspots' in these plans, consultation with the LLFA is recommended.

Figure 11: Fairlight and Pett Level Drainage Area

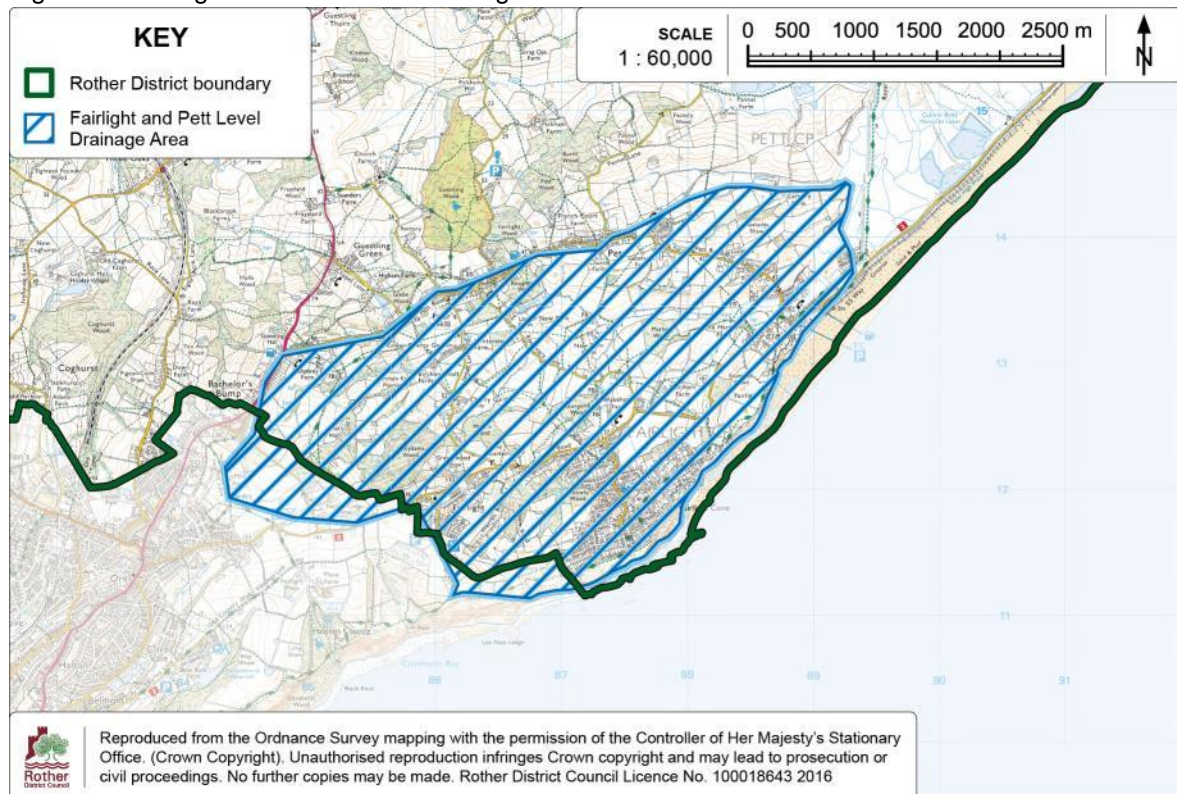
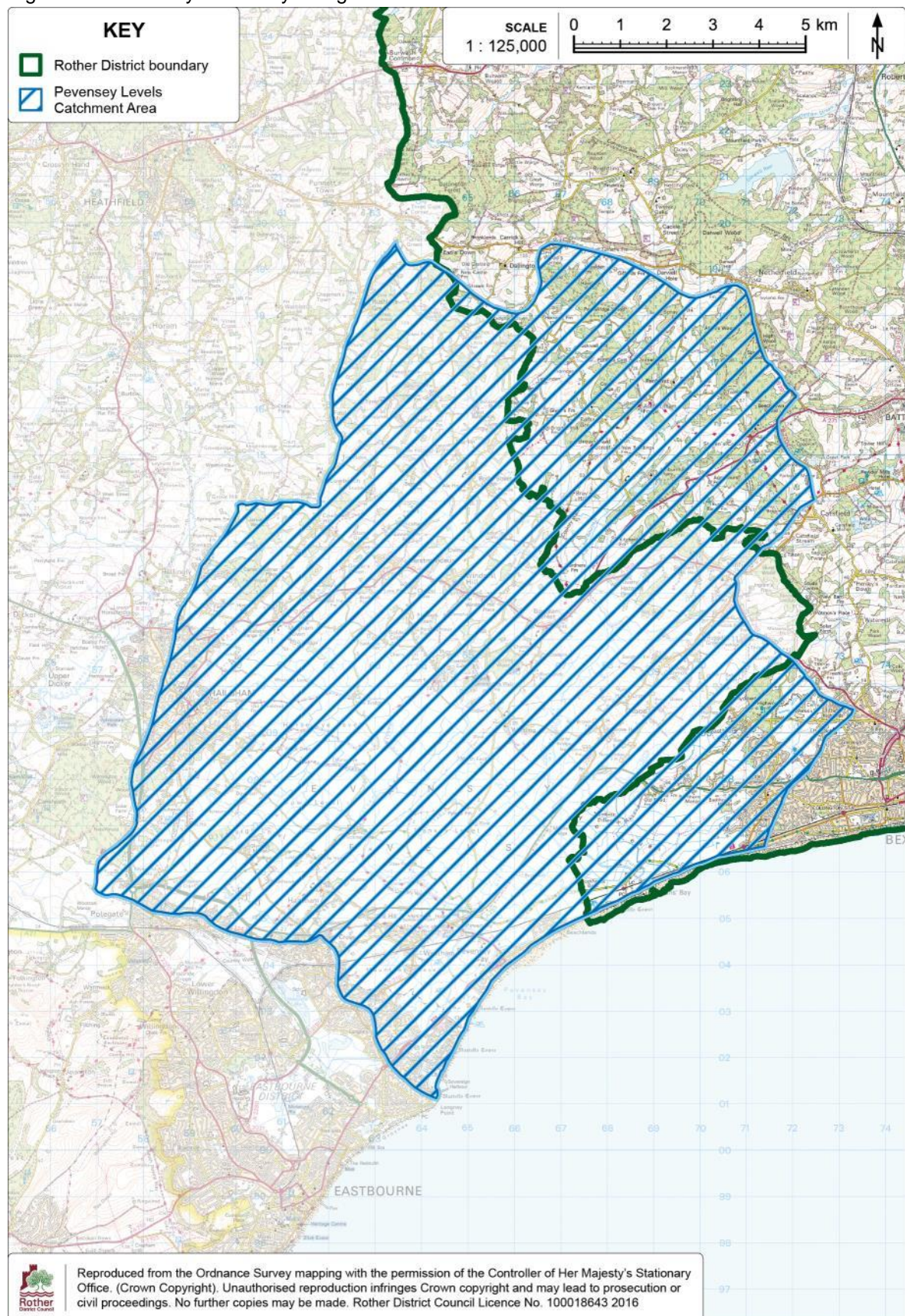


Figure 12: Pevensey Levels Hydrological Catchment



Policy DEN5: Sustainable Drainage

Drainage should be considered as an integral part of the development design process, with Sustainable Drainage Systems (SuDS) utilised unless demonstrated to be inappropriate. In particular:

- (i) peak run-off rates from development should remain as close to greenfield runoff rates as possible, and not exceed the existing rate/ volume of discharge as a minimum;
- (ii) new development should utilise opportunities to reduce the causes and impacts of all sources of flooding, ensuring flood risks are not increased elsewhere, that flood risks associated with the construction phase of the development are managed, and that surface water run-off is managed as close to its source as possible;
- (iii) drainage should be designed and implemented having regard to the latest East Sussex Local Flood Risk Management Strategy (LFRMS) and related guidance;
- (iv) SuDS should be designed and implemented to be 'multi-functional' and deliver other Local Plan policy objectives where appropriate, such as: the provision of habitats and support for biodiversity; reinforcing local landscape character; enhancing the design of development; provision of open space/ recreation; promotion of water use efficiency and quality; and reducing risks of land instability;
- (v) applicants should demonstrate that arrangements are in place for on-going maintenance of SuDS over the lifetime of the development;
- (vi) within the Pevensey Levels Hydrological Catchment Area, SuDS designs should incorporate at least two stages of suitable treatment, unless demonstrably inappropriate; and
- (vii) within the Fairlight and Pett Level Drainage Area, as shown on Figure 11, surface water run-off from development shall be no more than the greenfield rate, in terms of volume and flow; and at Fairlight Cove, drainage proposals should accord with Policy DEN6.

Land stability

- 6.63 Issues of land stability and subsidence have a raised profile in recent years, generally associated with increasing climate change. However, stability issues can also be linked to local ground conditions, flood events and the legacy of former land filling or mining.
- 6.64 The National Planning Policy Framework looks to the planning system to play its part in ensuring that sites are suitable for their new use taking account of ground conditions and land instability. Supporting Planning Practice Guidance (PPG) states that planning authorities may need to consider identifying areas where particular consideration of such risks is needed, potentially limiting development in those areas or ensuring that there is appropriate land remediation or mitigation. Specific circumstances may warrant the removal of permitted development rights.
- 6.65 Core Strategy Policy OSS3 already requires that issues of land stability, along with contamination, air quality, agricultural land quality and coastal erosion, are considered in assessing both the suitability of land for development and in determining the details of schemes.
- 6.66 Useful information on ‘natural ground stability’, such as may be due to shrink-swell, landslides, running sands, soluble rocks, compressible ground or collapsible ground, can be obtained from the British Geological Survey³⁸.
- 6.67 Developers may be required to demonstrate that they have investigated risks and where there is likelihood of instability, a full land instability risk assessment report is expected to be submitted with a planning application. This should be undertaken by a competent person³⁹ and should demonstrate the degree of instability, appropriate measures to mitigate those risks, and an implementation and future monitoring plan. Further information on the steps developers should take if they suspect land stability to be an issue is contained within the Planning Practice Guidance.
- 6.68 Consideration will be given to whether the proposed development, taking account of pre-existing land stability, should proceed. Regard will be given to the impact of proposed drainage on ground stability, as well as of any mitigation, such as retaining walls. All works should be both effective and environmentally acceptable. Building Regulations will address the detailed design of buildings and their foundations.
- 6.69 Locally, the greatest issues of land stability are at Fairlight, where there have been long-standing issues of coastal erosion. These are considered further below. Elsewhere, land stability issues have affected parts of South Undercliff and Military Road, Rye.

³⁸ BGS can produce a site-specific ‘Natural Ground Stability Report’ which briefly describes any natural ground stability hazards if they are present.

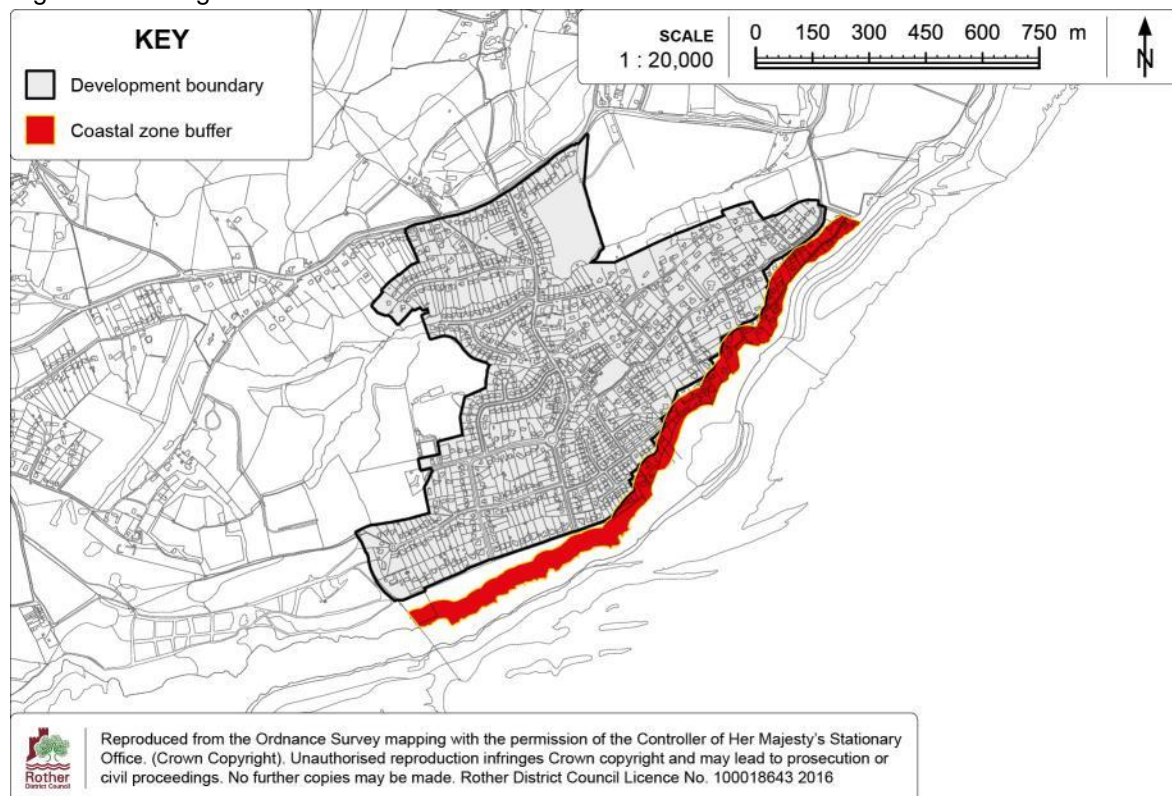
³⁹ As defined in Annex 2: Glossary of the NPPF, 2018

Coastal erosion – Fairlight

- 6.70 The Council is the 'Coastal Risk Management Authority' and has long recognised the specific problems of coastal erosion at Fairlight Cove. Measures have been undertaken to manage this through the construction in 1990 of a rock bund at the sea edge below Sea Road and, in 2007, the construction of a rock bund below Rockmead Road, together with slope grading and the installation of slope drainage and deep well pumps in 2007, designed to operate for 50 years, consistent with the 'Hold the Line' policy of the Shoreline Management Plan (SMP). A further bund linking these is also now in place, having been created in 2016.
- 6.71 While these engineering works control erosion and land loss they do not prevent it, and the erosion is also affected by the variable quality of the ground and the impact of ground water. Despite a number of studies of the source of water, the complexity of the geology makes it very difficult to come to clear conclusions. The situation is further complicated, if not aggravated, by the lack of a surface water drainage system at Fairlight, to which Policy DEN5, in part, relates.
- 6.72 It remains prudent to limit development that may have an effect on the loading near the cliff or on the flow of water in the ground near the cliff edge.
- 6.73 A report by the East Kent Engineering Partnership in 2015⁴⁰ recommended that:
'sensible measures need to be put in place to restrict development near to the cliff top via set back lines and not permit soakaway drainage within 50m of the cliff face. The limit of development should be reviewed every 10 years or so and should be part of Planning Policy.'
- 6.74 Hence, it is appropriate to define a coastal zone in line with the above-mentioned Report (which also approximates to the earlier SMP erosion line) within which neither soakaways nor development that would add to the loading will be permitted (see Figure 13 below). A structural engineer's survey and geo-technical report will be required for new development in the coastal zone to demonstrate that there would be no increase in ground loading.
- 6.75 The definition of the development boundary for Fairlight Cove, as shown in the village chapter is drawn back to exclude the coastal zone shown on Figure 13.

⁴⁰ Study Report: 'Fairlight Cove Coast Protection Works Phase 3' (Quote from page 40)

Figure 13: Fairlight Coastal Zone Buffer



Policy DEN6: Land Stability

Development will only be permitted on unstable or potentially unstable land, including former landfill sites and coastal margins, where:

- (i) the nature of the instability has been properly assessed; and
- (ii) any remedial measures required to ensure that the development does not add to the instability of the site or surrounding land, are environmentally acceptable and are normally implemented prior to the commencement of building works.

Soakaway drains will not be permitted within a coastal zone within 50 metres of the cliff face at Fairlight Cove, as shown on Figure 13.

Environmental Pollution

- 6.76 Rother is a largely rural district with over 82% of the land lying within the High Weald Area of Outstanding Natural Beauty (AONB). As well as the three towns with their active town centres and employment areas, there are also large and small villages, quieter residential neighbourhoods and more tranquil countryside areas, including important ecological sites.
- 6.77 Environmental pollution issues will vary depending on the location and type of development involved. However, in all cases it will be appropriate to consider the effect of proposals, including any cumulative effects, in terms of their potential to contribute to or be adversely affected by pollution through lighting, noise, odour, contaminated land, hazardous and non-hazardous substances and/or airborne particulates. The general approach is to ensure that such impacts of new development are properly assessed at an early stage to keep their effects to a minimum.
- 6.78 Other legislation, notably the Environmental Protection Act 1990, makes noise, odour and light nuisance the subject of criminal law. At the same time, planning can play a complementary role. Core Strategy policies seek to protect amenity and the character of an area and also to support economic growth. In this context, it is important that all development has regard to its potential impacts on the noise environment, on dark skies, where these prevail, and on land, air and water quality.

Noise

- 6.79 Many developments have the potential to affect the acoustic environment. They may involve the introduction of new noise sources, or new noise-sensitive developments near existing noise sources. It is necessary for the Council to carefully manage development to ensure that noise does not give rise to unacceptable adverse effects on health and quality of life, or on the character of areas.
- 6.80 The National Planning Policy Framework (NPPF) states that planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts⁴¹ on health and quality of life as a result of new development and mitigate and reduce potential impacts to a minimum.
- 6.81 At the same time, development, including existing businesses, will often create some noise and should not have unreasonable restrictions put on them. Further details of broad approaches to mitigation are contained within the Government's [Planning Practice Guidance](#).

⁴¹ With reference to the Explanatory Note to the Noise Policy Statement for England (DEFRA)

- 6.82 Local noise guidance has been prepared by the Sussex Air Quality Partnership and is used by councils across the county.⁴² This document provides detailed guidance for developers on the preparation of noise reports and also mitigation measures. Nationally, noise guidance for new residential development has been produced by the Association of Noise Consultants (ANC), Institute of Acoustics (IOA) and Chartered Institute of Environmental Health (CIEH).⁴³
- 6.83 The Council normally requires technical information to be provided with planning applications in the form of a 'Noise Impact Assessment'⁴⁴ where new noise-generating development or noise-sensitive development is proposed or for plant installation. These should be prepared by suitably qualified acousticians.
- 6.84 General guidance to local residents on issues of noise can be found on the "Environment issues" pages of the Council's website.

Lighting

- 6.85 Artificial light can be an essential aid to safety, can facilitate a thriving night-time economy and also increase the period of the day and evening when sport and leisure facilities are available to use. Well-designed lighting can highlight architecturally or culturally significant buildings and features, creating visual interest and instil a sense of civic pride. However when poorly located, designed, maintained, or otherwise used incorrectly, artificial light can impact on people's health, wildlife behaviours and safety, result in a waste of energy, distract road users and affect the character and amenities of places, both in built-up areas and the countryside.
- 6.86 The Campaign to Protect Rural England (CPRE) has found that only 22% of England has pristine night skies, completely free of light pollution.⁴⁵ When the two darkest categories are combined, almost half of England has what most people regard as dark skies. Yet light pollution continues to affect the character of rural areas and there is significant variation between and even within regions. Rother was found to be the 24th darkest English district out of 326 districts and boroughs. Dark night skies are a valued characteristic of the district's countryside and contribute in particular to the special landscape qualities and natural beauty of the High Weald Area of Outstanding Natural Beauty.
- 6.87 Common sources of potential light pollution include sports venues (e.g. equestrian uses, golf driving ranges, tennis courts, football pitches, multi-use games areas), industrial, commercial and retail areas, street lighting and illuminated signage.

⁴² Planning Noise Advice Document Sussex (July 2015), available at: <http://www.rother.gov.uk/CHttpHandler.ashx?id=20868&p=0>

⁴³ ProPG: Planning & Noise (Professional Practice Guidance on Planning & Noise): New Residential Development (May 2017), available at: <http://www.ioa.org.uk/publications/propg>

⁴⁴ See the Council's Planning Validation Checklist

⁴⁵ CPRE: Night Blight: Mapping England's Light Pollution and Dark Skies (2016)

- 6.88 Nationally, approximately half of all complaints regarding light nuisance arise from domestic external security lighting. Such lighting is not normally subject to planning control, while operational lighting for roads benefits from permitted development rights. Illuminated advertisements, which generally require consent, are dealt with in Chapter 9 in relation to 'Shopfronts, signage and advertising'.
- 6.89 The national objective to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation is set out in the NPPF. Applying these principles and related national guidance to local circumstances, proposals should consider:
- the need for the lighting, its duration, intensity and direction;
 - the impact of light levels outside the development;
 - the effect on the use or enjoyment of nearby buildings or open spaces;
 - the impact on nature conservation, including any protected sites or species⁴⁶; and
 - whether the development is in an intrinsically dark landscape where it may be desirable to minimise new light sources.
- 6.90 The 'Guidance Notes for the Reduction of Obtrusive Light' (Institute of Lighting Professionals (ILP), 2011)⁴⁷ provides a useful framework for considering the impact of lighting. It defines a typology of "environmental zones" that may be applied to Rother District as below:
- E1: the Pevensey Levels and the Dungeness Complex of international nature conservation sites, the High Weald AONB outside of towns and villages⁴⁸;
 - E2: within settlements and elsewhere outside areas in E1 and E3;
 - E3: within Bexhill and the town centres of Battle and Rye.
- 6.91 For larger developments involving outdoor lighting or those developments in or adjacent to sensitive locations, the Council may require a full lighting assessment and strategy to be submitted prepared by a qualified lighting engineer. In addition to the ILP Guidance Notes, guidance on the design of sports lighting is available from Sport England.⁴⁹
- 6.92 Where planning permission is granted, appropriate conditions will normally be attached to control the lighting scheme including for example: specification of lighting type, height, angle etc.; hours of operation; retention of screening vegetation; use of new planting or bunding, details of a future scheme of maintenance and post installation checks.

⁴⁶ Guidance is available from the Bat Conservation Trust on artificial lighting and wildlife.

⁴⁷ Available at: <https://www.theilp.org.uk/documents/obtrusive-light/>

⁴⁸ As defined by settlement development boundaries

⁴⁹ Artificial Sports Lighting Design Guidance Note (Sport England, 2012), available at: <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/artificial-sports-facilities/>

Air pollution/ particulates

- 6.93 No part of Rother District is defined as an 'Air Quality Management Area'; hence, there is no expectation for focused planning policies to address air pollution. Also, there is a separate statutory framework for consideration of the level of airborne pollutants. Nonetheless, it may be appropriate to incorporate measures that minimise air pollution as part of developments, such as traffic management schemes. It is also noted that green spaces, particularly treed areas, can provide an important service in filtering pollutants. Guidance on the consideration of air quality through the planning system is available from Environmental Protection UK and the Institute of Air Quality Management (IAQM).⁵⁰

Odour

- 6.94 Odour may arise as an issue in various proposals, such as restaurant and takeaway uses where cooking smells may affect the amenity of nearby residents, or where existing odour-generating uses could affect new development.

Contaminated Land

- 6.95 The NPPF confirms that where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner. It requires planning policies and decisions to ensure that sites are suitable for the proposed new use, taking account ground conditions, including from pollution arising from previous uses and any proposals for mitigation including land remediation. After remediation, as a minimum, it requires land not to be "contaminated land" under the Environmental Protection Act 1990; and that adequate site investigation information is presented. Further details of the role of planning in dealing with land affected by contamination are contained within the Government's [Planning Practice Guidance](#) while the national position is carried through by Core Strategy by Policies OSS3 and OSS4, which require development to take full account of a site's previous use and for the suitability of sites to be considered in the context of any contamination.
- 6.96 Previously used (or brownfield) land has the potential to be impacted by historical contamination and this should be fully investigated at an early stage of any development proposal. Developments involving ground works on or in the vicinity of sites where contamination is known or suspected will also require investigation. In Rother, this can commonly include, but not be limited to, proposals involving the conversion of former agricultural buildings. Any investigation and assessments must be carried out by a suitable qualified person. Regard will be given to the Land Forum National Quality Mark Scheme.⁵¹

⁵⁰ Land-Use Planning & Development Control: Planning For Air Quality (January 2017) available at: <http://www.environmental-protection.org.uk/policy-areas/air-quality/air-pollution-and-planning/>

⁵¹ A scheme developed by the Land Forum to provide visible identification of documents that have been checked for quality by a Suitably Qualified and experienced Person, see: <https://www.claire.co.uk/projects-and-initiatives/nqms>

- 6.97 Reference is made to the legacy of contamination at Rye Harbour in Policy RHA1 in chapter 11.

Hazardous substances

- 6.98 Sometimes pre-existing hazards need to be taken into account by development proposals. Key factors are the distance, risks and nature of the proposal. In these cases, pre-application advice should be sought from the Health and Safety Executive (HSE) and the Environment Agency. The Council will use the advice of the HSE in its decision making process, including where applications are near “notifiable installations” such as high pressure gas mains and overhead power cables.
- 6.99 Any site that needs to use or store hazardous substances at or above specified controlled quantities, requires hazardous substances consent (HSC) before it can operate. Further advice is available within the Government’s [Planning Practice Guidance](#).

Policy DEN7: Environmental Pollution

Development will only be permitted where it is demonstrated that there will be no significant adverse impacts on health, local amenities, biodiversity or environmental character as a result of lighting, noise, odour, contaminated land, hazardous and non-hazardous substances and/ or airborne particulates associated with development, including where appropriate, the cumulative impacts of existing and proposed developments. In particular:

- (i) in relation to noise, consideration will also be given to the character of the location and established land uses; also, in the case of new noise-sensitive development, users of the new development should not be likely to experience unacceptable adverse effects resulting from existing levels of noise; and**
- (ii) in relation to lighting, the proposed scheme is necessary and the minimum required, and is designed to minimise light pollution including light glare and sky glow and to conserve energy, through the use of best available technology, having regard to the lighting levels recommended by the Institute of Lighting Professionals (ILP) for the relevant environmental zone.**

7. Implementation

Comprehensive development

- 7.1 The National Planning Policy Framework (NPPF) underlines the purpose of the planning system as being to achieve sustainable development with three interdependent economic, social and environmental objectives, which should be pursued simultaneously to secure net gains across each objective.
- 7.2 Securing such gains should draw upon the extensive evidence base that identifies local needs for different uses and services at the settlement and site level for the benefit of the community. Core Strategy Policy OSS4 states in part (iv) that development should be '*compatible with both the existing and planned use of adjacent land*'.
- 7.3 This may involve bringing together land in different ownerships to ensure that the range of needs are met effectively within a logical overall area or it may involve bringing together a mix of uses for an appropriate and sustainable approach to site development (for example commercial, community or recreational uses in addition to residential development). Mixed use developments are promoted in the NPPF, including as a means of supporting community facilities, new habitat creation or improved public access to the countryside.
- 7.4 Hence, where a site comprises separate land ownerships, the expectation is that developers and land owners should work positively together to achieve wider goals of sustainable development and the full benefits for the local community. The need to demonstrate that proposals will secure the provision of infrastructure to serve a whole site is carried forward by policy DIM1, below.
- 7.5 Reference is also made to the Core Strategy Policy LHN2 'Note' relating to treating a site as a whole for the purposes of delivering affordable housing.
- 7.6 The approach to land-use mix should ensure the overall viability of proposals, while also ensuring that socially, economically and/or environmentally important elements, that will typically be less commercially attractive, are not "isolated". Hence, they may be required to be effectively cross-funded, normally by residential or other commercial elements, to enable the delivery of development that is sustainable and acceptable in planning terms.
- 7.7 The policy is to be applied in all cases where a comprehensive approach to development is necessary for the proper planning of an area. This will include allocations where appropriate and also other "windfall" sites that come forward for planning permission.

Policy DIM1: Comprehensive Development

Comprehensive proposals for the development of sites will normally be required, including where sites are in multiple ownerships.

In exceptional circumstances, proposals for part of a site may be permitted, but only where it demonstrably has regard to, and facilitates, an integrated scheme for development of the entire site.

Application of this policy will include regard to the provision of appropriate land uses, affordable housing, access, sustainable transport, green space/open space, sustainable drainage and other infrastructure (secured directly or through funding contributions), taking account of the site as a whole.

Development boundaries

- 7.8 Development boundaries differentiate between the substantially built-up areas of towns and villages, where further development, including redevelopment or intensification, would be acceptable in principle, and the countryside (i.e. outside development boundaries) where it would not. Development boundaries both positively focus growth on sustainable settlements and help to protect the surrounding countryside from unnecessary and intrusive development.
- 7.9 The principle of the continued use of ‘development boundaries’ around settlements, has been reaffirmed by Core Strategy Policy OSS2, which also sets out the basis for their definition.
- 7.10 The supporting text to Policy OSS2 clarifies that ‘*within development boundaries there is a presumption that infilling, redevelopment and changes of use will be acceptable subject to other policies of the plan.*’ At the same time, proposals within development boundaries are still subject to a number of other policies to ensure that development does not adversely impact on other interests of acknowledged importance.
- 7.11 While land outside development boundaries is regarded as ‘countryside’ for planning policy purposes, this is not an absolute restriction on development. The potential for development outside development boundaries to support vital rural communities and also conserve or enhance its intrinsic qualities is recognised. There are specific policies to promote a sustainable rural economy, including farming, tourism and to meet recognised local needs for facilities or affordable housing both in the Core Strategy and, in some cases, elaborated upon in this Plan.
- 7.12 As the criteria in Policy OSS2 imply, development boundaries are policy lines; they do not seek to define settlements as such. There may be fringe areas of settlements as well as some smaller settlements and enclaves of development in the countryside that are excluded in order to maintain the overall rural character of the locality. While development boundaries will normally follow physical boundaries, on occasion, the full depth of property curtilages may be excluded to make clear a policy statement that backland or in-depth development is unacceptable, often because of its additional visual or amenity impact.
- 7.13 This approach is consistent with the National Planning Policy Framework, which highlights the need to recognise ‘the intrinsic character and beauty of the countryside’ and the need to manage patterns of growth to realise opportunities for walking, cycling and use of public transport, with significant development focused on locations which are or can be made sustainable.
- 7.14 The substantial AONB coverage of the District is a further key justification for carefully managing development in the countryside.

Policy DIM2: Development Boundaries

The development boundaries of settlements, defined in accordance with Core Strategy Policy OSS2, are shown on the Policies Map.⁵²

New development shall be focused within defined settlement boundaries, principally on already committed⁵³ and allocated sites, together with other sites where proposals accord with relevant Local Plan policies.

In the countryside (that is, outside of defined settlement development boundaries), development shall be normally limited to that which accords with specific Local Plan policies or that for which a countryside location is demonstrated to be necessary.

Figure14: Settlements with Development Boundaries

Settlements with Development Boundaries in the Plan	Settlements with Development Boundaries in Neighbourhood Plans
Bexhill	Battle
Hastings Fringes	Rye
Beckley Four Oaks	Burwash
Brede and Cackle Street	Burwash Common
Broad Oak	Burwash Weald
Camber	Crowhurst
Catsfield	Etchingam
Guestling Green	Flimwell
Fairlight	Netherfield
Hurst Green	Robertsbridge
Icklesham	Sedlescombe
Iden	Stonegate
Northiam	Ticehurst
Peasmarsh	
Pett	
Rye Harbour	
Staplecross	
Three Oaks	
Westfield	
Winchelsea	

NB. Until such time as Plans are in place, the development boundaries of the 2006 Rother District Local Plan continue to be saved, even though in some cases, they may not accommodate the housing requirements of the Core Strategy.

⁵² Towns and villages with development boundaries are listed in Figure 14.

⁵³ That is, sites with planning permission (or resolution to grant permission subject to a legal agreement) as identified in the Local Plan Monitoring Report.

Part B: Site Allocation Policies

- 8. Overview**
- 9. Bexhill**
- 10. Hastings Fringes**
- 11. Villages with Site Allocations**
 - Beckley / Four Oaks**
 - Broad Oak**
 - Camber**
 - Catsfield**
 - Fairlight Cove**
 - Hurst Green**
 - Iden**
 - Northiam**
 - Peasmarsh**
 - Rye Harbour**
 - Westfield**
- 12. Other Villages**
 - Brede and Cackle Street**
 - Guestling Green**
 - Icklesham**
 - Pett**
 - Staplecross**
 - Three Oaks**
 - Winchelsea**
- 13. Other Policies**
 - Land adjacent to High Views, Loose Farm Lane, Battle**
 - Land at Felon's Field, Marley Lane**

8. Overview

Development targets

- 8.1 The adopted Core Strategy's targets for the numbers of additional homes and business floor space over the plan period (2011-2028) are set out in its respective policies for each locality and summarised in Figure 15, which is reproduced below.

Figure 15: Development targets

	Approximate development levels 2011-2028	
	Housing	Employment
Bexhill	3,100 dwellings	At least 60,000sqm.
Hastings Fringes	100-250 dwellings	At least 3,000sqm.
Battle	475-500 dwellings	At least 10,000sqm.*
Rye	355-400 dwellings	At least 10,000-20,000sqm.
Villages	1,670 dwellings	At least 10,000sqm.
Total	At least 5,700 dwellings	At least 93,000 - 103,000sqm.

*includes sites on Marley Lane

- 8.2 The distribution of dwellings between villages in the rural areas is set out in the Core Strategy at Policy RA1 and Figure 12. This identifies the number of dwellings that are anticipated from new sites, taking account of completions between 2011 and 2013, outstanding planning permissions and allocations in the earlier 2006 Local Plan that did not have planning permission at that time.
- 8.3 In line with national policy guidance, existing sites allocations that have not been carried forward by a planning permission are reviewed as part of the review of options to meet the residual requirement.
- 8.4 Figure 16 below identifies an updated residual requirement for additional homes on new sites of 6+ dwellings in each of the towns as at 1st April 2018.

Figure 16: Residual requirements to meet Core Strategy targets as at 1 April 2018

Area	Target	Completions (01/04/11 - 31/03/18)	Small site permissions (01/04/18)	Large site permissions (01/04/18)	Small site windfalls (01/04/23 - 31/03/28)	Residual req.
Bexhill	3,100	533	107	1,665	75	720
Battle	475	30	22	113	15	295
Rye	355	227	25	6	16	81
Hastings Fringes	100	59	1	26	1	13

- 8.5 Figure 17 below indicates the residual housing requirements from larger sites (of 6+ dwellings) in the villages; villages shown in ***bold italics*** are covered by this Local Plan, the others being covered by Neighbourhood Plans. Numbers relate to larger sites as there being a separate small sites allowance for the whole Rural Area.

Figure 17: Residual requirements for individual villages as at 1 April 2018

Settlement	Core Strategy Large Site Requirement	Large Site Completions (04/13 - 03/18)	Large Site Permissions (01/04/18)	Residual requirements
Beckley Four Oaks	26	6	0	20
Broad Oak	50	0	0	50
Burwash	52	0	30	22
Camber	40	20	0	20
Catsfield	53	0	15	38
Crowhurst	20	0	0	20
Etchingam	51	21	10	20
Fairlight Cove	37	0	16	21
Flimwell	43	9	25	9
Hurst Green	75	0	0	75
Iden	12	0	0	12
Netherfield	48	0	25	23
Northiam	123	65	58	6⁵⁴
Peasmarsh	50	0	11	39
Robertsbridge	147	0	17	0 ⁵⁵
Rye Harbour	40	0	0	40
Sedlescombe	49	8	22	0 ⁵⁶
Staplecross	25	0	26	0
Ticehurst	87	21	70	0
Westfield	89	0	39	50
Total (All villages)	1,117	150	251	465

- 8.6 It can be seen from Figures 16 and 17 that, as at 1 April 2018 (the base date for this Plan), having taken into account completions to date, outstanding planning permissions and allowances for small sites and exception sites provided for by the Core Strategy, there is a need to identify further sites for at least 1,574 net additional dwellings through the DaSA Local Plan and Neighbourhood Plans, of which this Plan should identify at least 1,104 dwellings. Bexhill has the largest residual requirement, although this has been much reduced following the recent granting of planning permission for over 1,000 dwellings at Worsham in Bexhill.

Meeting the housing targets

- 8.7 The April 2018 Housing Land Supply statement shows that 1,324 dwellings of the requirement for 5,700 dwellings have been built to date, with nearly 2,500 having planning permission (2,185 on larger sites and 284 on small ones). Also, trends confirm expectations for further “windfall” sites (of 225 dwellings) and rural exception sites (of 45 dwellings).

⁵⁴ This figure reflects the fact that a site with planning permission for 58 units is a specialised scheme which is not progressing. 52 units is regarded as a more reasonable estimate, leaving a balance of 6 dwellings.

⁵⁵ The residual requirement for Robertsbridge has been reduced to zero following the adoption of the Salehurst and Robertsbridge Neighbourhood Plan.

⁵⁶ The residual requirement for Sedlescombe has been reduced to zero following the adoption of the Sedlescombe Neighbourhood Plan.

- 8.8 That over a half of the residual housing requirement already has planning permission illustrates progress towards continuing development while development plans have been in preparation.
- 8.9 As well as the preparation of this Plan, a number of Neighbourhood Plans have come forward since the Core Strategy was adopted, all of which embrace site allocations required to meet the housing targets for the settlements that fall within those 'neighbourhood areas'.
- 8.10 At the present time, Neighbourhood Plans have been 'made' (or adopted) for the Parishes of Sedlescombe and Salehurst & Robertsbridge. Draft Neighbourhood Plans for Rye, Ticehurst (which also covers the village of Flimwell) and Crowhurst have been consulted upon and submission is expected this year (2018). Neighbourhood Plans are also in preparation for Battle (which also covers Netherfield), Burwash, Etchingham and Hurst Green. Preparation of the latter has only very recently begun; hence, site allocations for Hurst Green are contained in this Plan.
- 8.11 Policies to meet the housing requirements for Bexhill and other villages, as shown in bold italics in Figure 17 above are set out in the following chapters.
- 8.12 The total number of dwellings on allocated sites in Bexhill, the Hastings Fringes and the villages covered by this Plan is 1,627 dwellings. This is somewhat higher than the minimum requirement for these settlements in combination, notably with more supply at Bexhill.
- 8.13 However, it should be noted that some 246 of these dwellings are also included in the figures for existing commitments, as they are on sites that either have planning permission or a resolution to approve subject to a legal agreement. These are at Preston Hall Farm, Sidley, Bexhill; Former Market Garden, Lower Waites Lane, Fairlight Cove; South of The Paddock/Goddens Gill, Northiam; and Land at Westfield Down, Westfield. However, in these instances, allocations are made because either a formal planning permission is not actually in place at the 1st April 2018 base date of the Plan or there are doubts about its implementation. Hence, the net capacity of "new" sites is 1,381 homes.
- 8.14 For all settlements, the allocations are regarded as in line with the overall settlement strategy. For Hurst Green, it is possible that further site(s) may be identified through the Neighbourhood Plan. The proposed allocations in Camber and Catsfield, as well as Hurst Green, are a few dwellings less than the Core Strategy target, but they properly reflect the outcome of detailed site assessments. The allocations in other settlements achieve their housing targets, while the total allocations across Bexhill, the Hastings Fringes and the relevant villages also meet their combined housing target. There is also a degree of a contingency.
- 8.15 A summary of all housing allocations within this Plan is presented in Figure 18 below.

Figure 18: Summary of housing allocations in this Plan

Settlement	Policy	Site	Proposed Dwellings
Bexhill	BEX2	Land at Preston Hall Farm, Sidley, Bexhill	139
	BEX3a	Land at North Bexhill	250
	BEX3b	Land at North Bexhill	130
	BEX3c	Land at North Bexhill	150
	BEX4	Land at Former High School Site and Drill Hall, Down Road, Bexhill	35
	BEX5	Land at Gullivers Bowls Club, Knole Road, Bexhill	39
	BEX6	Land adjacent to Cemetery Lodge /276 Turkey Road, Bexhill	30
	BEX7	Land at Moleynes Mead, Fryatts Way, Bexhill	24
	BEX8	Land south of Terminus Road, Bexhill	10
	BEX9	Land off Spindlewood Drive, Bexhill	160
	BEX10	Land at Northeye, Bexhill	140
Hastings Fringes	HAS1	Land at Michael Tyler Furniture, Woodlands Way, Hastings	40
Beckley / Four Oaks	BEC1	Land east of Hobbs Lane, Beckley Four Oaks	14
	BEC2	Land south of Buddens Green, Beckley Four Oaks	6
Broad Oak	BRO1	Land west of A28, Northiam Road, Broad Oak	40
	BRO2	Land south of the Rainbow Trout Pub, Broad Oak	20
Camber	CAM1	Land at the Former Putting Green Site, Camber	10
Catsfield	CAT1	Land to the rear of The White Hart, Catsfield	35
Fairlight Cove	FAC1	Former Market Garden, Lower Waites Lane, Fairlight Cove	16
	FAC2	Land east of Waites Lane, Fairlight Cove	30
Hurst Green	HUR1	Land off Foundry Close, Hurst Green	50
	HUR2	Caravan Tech premises, High Street, Hurst Green	15
Iden	IDE1	Land south of Elmsmead, Iden	12
Northiam	NOR1	Land south of Northiam Church of England Primary School, Northiam	6
	NOR2	Land south of The Paddock/Goddens Gill, Northiam	52
Peasmarsh	PEA1	Land south of Main Street, Peasmarsh	45
Rye Harbour	RHA1	Land at the Stonework Cottages, Rye Harbour	40
Westfield	WES1	Land at Westfield Down, Westfield	39
	WES2	Land at the former Moorhurst Care Home, Westfield	40
	WES3	Land south-east of Goulds Drive, Westfield	10
Total			1,627

- 8.16 Paragraph 68a of the 2018 NPPF requires local planning authorities to identify, through their development plan and brownfield register, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare. Of these 1,627 dwellings allocated in the DaSA, some 15.5% (252) are on sites of less than one hectare. This percentage is expected to rise further as Neighbourhood Plan allocations come forward, as these sites tend to be smaller. Indeed, 100% of allocations within the adopted Sedlescombe Neighbourhood Plan are on sites of one hectare or less. Sites on the Brownfield Register would also increase this, as would small sites coming forward within identified development boundaries.

- 8.17 In view of the fact that the annualised housing requirement has not been achieved to date and that housing delivery is likely to not “catch up” on present projections, it is considered appropriate to not only have a margin of over-provision, particularly in Bexhill where there is a high reliance on a strategic site, but also to avoid unduly deferring the identification of suitable sites and to ensure that planning permissions continue to come forward in a timely manner.
- 8.18 The following policy is therefore put forward to make clear the Council’s commitment to increase supply and, as far as it is able, to achieve the actual delivery of homes within the plan period of the Core Strategy.

Policy OVE1: Housing supply and delivery pending plans

Housing sites sufficient to meet the Core Strategy requirement of at least 5,700 net additional homes over the period to 2028 will be met by allocations and other provisions in this Plan and Neighbourhood Plans.

No phasing restrictions will be imposed on development allocations, other than for site-specific, normally infrastructure, reasons.

Until such time as a Neighbourhood Plan for the relevant settlement with an outstanding Core Strategy housing requirement is in force, planning applications will be favourably considered for development proposals in those settlements where:

- (a) they contribute to meeting the housing target for that settlement and accord with the relevant spatial strategy; and**
- (b) the site and development proposals are otherwise suitable having regard to other relevant policies of the Core Strategy, including the considerations in OSS2 and OSS3, and of this Plan.**

Business land needs

- 8.19 Several business allocations supplement sites with existing planning permissions, as well as the existing stock, to meet the Core Strategy’s minimum quantitative requirements. The relevant policies/allocations are:
- Policy BEX1 - Land at Levetts Wood and Oaktree Farm, Sidley, Bexhill
 - Policy HAS2 - Land north of A265, Ivyhouse Lane, Hastings
 - Policy RHA2 - Harbour Road Employment Area
 - Policy MAR1 - Land at Felon’s Field, Marley Lane
- 8.20 The first allocation (Policy BEX1), to the north-east of Bexhill adjacent to the newly constructed North Bexhill Access Road, is strategically significant, being the larger part of a longstanding commitment to provide for employment growth on sites close to Combe Valley Way, which affords good access to the wider area.

- 8.21 Policy RHA2 provides a policy framework for the effective use of the Harbour Road estate near Rye, being the largest concentration of businesses in the east of the District.
- 8.22 Perhaps as importantly, Policy DEC3 sets a clear framework for retaining and securing effective use of existing business land and premises across the District. This policy approach, together with the allocations and already permitted sites, should both meet the quantitative business floor space targets and provide for a range of business activities.

9. Bexhill

Context

- 9.1 Bexhill is by far the largest settlement in Rother district, with a population of some 44,395 people (ESCC 2016), equivalent to some 48% of that of the district as a whole. It is primarily residential in character with an established employment, shopping and service centre role.
- 9.2 The underlying environmental quality of the town is high. Key assets are the seafront, the internationally acclaimed De la Warr Pavilion, the well-preserved and mixed-use town centre and a variety of pleasant residential areas interspersed with substantial areas of parkland and open space.
- 9.3 The countryside setting of the town, although not part of the High Weald Area of Outstanding Natural Beauty, is also undulating and attractive. The area is rich in wildlife habitats. Parts of High Woods and the Combe Haven are Sites of Special Scientific Interest, the latter being integral to the Combe Valley Countryside Park which is covered in the Hastings Fringes chapter. Beyond the western fringe are the Pevensey Levels, which are of international nature conservation importance.
- 9.4 The town centre maintains its vital shopping and service centre role for the town, even though a significant proportion of retail expenditure is “lost” to Ravenside Retail Park, Hastings and Eastbourne. Competition from other centres allied with the physical constraints on development in the town centre, as well as the increase in online shopping, have combined to limit retail investment in recent years.
- 9.5 The amount of business accommodation is relatively low for the size of the town, with only Beeching Road and, to a lesser extent, Brett Drive and Elva Way forming recognised industrial estates, although this is changing with the major new “Bexhill Enterprise Park” off Combe Valley Way becoming established.

Development Provisions and Development Boundary

- 9.6 In view of its relative size, range of services and location outside any national landscape or nature conservation designations, the Core Strategy identifies Bexhill as the focus for development within the District. It sets a requirement of 3,100 dwellings to be built over period 2011 to 2028, as well as at least 60,000sqm of new business floorspace within Bexhill. In terms of housing, 533 dwellings have been constructed to date (2011-2018) and a further 1,772 dwellings have planning permission – a large majority of which are at ‘North East Bexhill’ – see below. This leaves a remaining requirement of 795 dwellings to 2028.
- 9.7 Allocations both within and on the edges of the town are identified to ensure that sufficient housing is built in the plan period. Most notable is the identification of three linked sites to the north of the town, together providing some 530 new homes, as well as associated infrastructure.

- 9.8 There has been significant progress in bringing business land forward since the construction of the Link Road, with completions and planning permissions already accounting for some 27,814sqm of floorspace. The further large allocation for a business area off the new North Bexhill Access Road, as set out at Policy BEX1 below, (which has very recently been granted planning permission), essentially meets the residual minimum quantitative requirement.

North East Bexhill

- 9.9 A large part of the development for Bexhill over the next 10 years will take place through a major urban extension to the town at North East Bexhill, which was planned in the earlier Rother District Local Plan adopted in 2006. This involves both residential and business areas either side of Combe Valley Way as it enters Bexhill.
- 9.10 To the immediate east of Combe Valley Way, off Mount View Street, is the Bexhill Enterprise Park. The first building was completed in December 2015, whilst other buildings are currently under construction. Beyond this, will be the new community of 'Worsham'. The building of 108 dwellings off Pebsham Lane is now substantially completed while, in March 2016, outline planning permission was granted for a residential-led mixed use development providing 1,050 dwellings and associated facilities including a primary school, based on Worsham Farm (RR/2015/1760/P). Much of the guidance in the earlier North East Bexhill SPD is still relevant as this major new development area takes shape.
- 9.11 The developments to the west of Combe Valley Way that were also the subject of policies in the Rother District Local Plan 2006 but have not yet gained planning permission are reallocated below.

Retail Needs

- 9.12 The Core Strategy (policy BX2) identifies the potential for an additional 2,000sqm convenience goods floorspace and 4,000sqm for comparison goods, primarily through edge of centre development north of the railway, as well as effective use of town centre units. The Council's Updated Retail Capacity Study⁵⁷ confirms that this further convenience goods floorspace is still justified and that 'Land South-East of Beeching Road' is the most appropriate location for this, as set out below.

Playing pitch provision

- 9.13 The Council's Playing Pitch Strategy (PPS) assesses existing pitch provision and identifies where new provision is needed and how future provision of playing pitches should be secured. It highlights specific deficits in both football and rugby pitches and the need for two artificial grass pitches across the district. The PPS indicates that the deficit of football pitches is particularly acute in Bexhill, particularly due to a number of Bexhill-based clubs who require enclosed pitches to progress through the football league structure. In addition, it highlights the need to enable Sidley Cricket Club, which was displaced outside of the district when its home ground closed, to return locally.

⁵⁷ [Insert weblink](#)

- 9.14 As such, it is imperative that existing facilities are safeguarded, in line with Core Strategy Policy CO3, but also new sites are found/previously used sites are brought back into use. However, opportunities for new playing pitches within Bexhill are limited due to the availability of land and the topography of the town. Therefore, proposals are set out below to bring back the former Sidley Sports and Social Club site for playing pitch provision and associated community use. In addition, Policy BEX10 for Northeye provides an opportunity to provide new playing field provision alongside redevelopment.

Development boundary

- 9.15 The development boundary is drawn tightly around the built-up area of Bexhill, which prevents encroachment into the countryside, aside from taking into account the allocation sites set out in this Chapter, as well as some limited small scale development opportunities.
- 9.16 Further growth of the town is severely limited to the east, as it is a priority to retain the open countryside gap between the town and Hastings and to further establish the Combe Valley Countryside Park in the area, which includes the relatively tranquil and ecologically sensitive SSSI.
- 9.17 To the north, the development boundary envelops the approved developments south of the Worsham ridge at North East Bexhill and, further west, the allocated sites contained in this Plan. The North Bexhill Access Road (NBAR) provides a clear edge between the urban area and the countryside to the north, while important open areas to the south of NBAR are also excluded, notably ecologically important amenity land south-west of the junction with Combe Valley Way, fields to the west of Watermill Lane and proposed open space/playing fields to serve new development.
- 9.18 West of the A269, development beyond the exiting built-up area would detrimentally and unnecessarily erode the countryside setting of that part of the town and is resisted while, further west, the pattern of fields, defined by trees and hedgerows as well as blocks of woodland, relates much more to the surrounding countryside. This runs into the heavily wooded ridge of High Woods and Whydown, which feels relatively remote from the town. Hence, the development boundary follows the existing urban edge in this direction.
- 9.19 Towards the western end of the town, the surrounding countryside is less wooded, but a pastoral landscape which runs into the exposed and open landscape of the Barnhorn and Hooe Levels. Development is clearly resisted on the Levels and on the sloping land overlooking it. An exception to this at Northeye, where the redevelopment of this redundant site, formerly in institutional/educational use, is provided for. At the same time, as it is well beyond the built-up area of Bexhill, it is still outside the development boundary.
- 9.20 The Development Boundary and site allocations are detailed on the Policies Map Inset Map at the end of this section.

Site Allocation: Land at Levetts Wood and Oaktree Farm, Sidley, Bexhill

- 9.21 The site is located to the north of Bexhill with its northern boundary being defined by the recently constructed North Bexhill Access Road. It comprises three distinct fields with tall hedgerows and tree belts. Levetts Wood, to the south, is an Ancient Woodland providing a buffer to existing housing at Sidley. The grazed fields create an impression of woodland clearings. The land slopes gently down to the north, towards the Combe Haven. The sunken Buckholt Lane, with its species rich hedges and fringing trees, cuts through the area. The only buildings are those at Oaktree Farm to the south east corner.
- 9.22 This land was earmarked in the earlier, 2006, Local Plan as well as being identified in the Core Strategy as an important employment site to meet business floorspace needs of the area. It offers easy access via the North Bexhill Access Road (NBAR) to Combe Valley Way. The design of NBAR provides one access off a roundabout at Buckholt Lane to serve the three discrete land parcels that comprise the site. Internal road connections should involve minimal intervention to the tree belts.
- 9.23 A comprehensive approach is required to ensure integrated provision of employment floorspace, high quality urban design, green infrastructure and mitigation and/or compensation for any biodiversity losses. The degree of self-containment allows different design approaches for each development area.
- 9.24 Buildings should be set within a strong landscape structure, both through the site and around the perimeter to minimise its visual impact. Development should be well set back from the NBAR and open spaces incorporated within the site to retain the 'woodland clearing' character, with the creation of water features to both "soften" development and, together with ponds, provide a sustainable drainage system.
- 9.25 Flexible building design is encouraged, to suit a variety of possible business requirements. Office and light industrial uses are expected, being most compatible with the strategic importance of the site and the business land requirements of the area. The layout should take full account of existing site features in scheme design, the existing tree belts should be strengthened to provide informal amenity space, new green links should be incorporated to form a series of connected spaces and corridors accommodating attractive cycle/footpath links, whilst also preserving generous areas for the movement of wildlife through the site. These areas will also act as a screen to soften the visual impact of commercial buildings and act as physical separation between the three development parcels and NBAR.
- 9.26 The gently sloping ground may accommodate a range of building sizes, but larger buildings should be cut into the slope to minimise their height and associated visual impact. Linkages with facilities and services in Sidley are vital and will be achieved by improving Buckholt Lane as the main footpath, cycleway and bridleway route from Sidley, creating an attractive pedestrian/cycle route to the proposed residential allocation to the west (Policy BEX2) and connecting to the linear 'greenway' and new housing of Policy BEX3 (North Bexhill), which should extend along the northern edge of the site, along the route of NBAR.

- 9.27 Additional drainage capacity required to serve the development and therefore, the developer will need to work with Southern Water to ensure appropriate sewerage infrastructure is provided to serve the development prior to its occupation.
- 9.28 The hydrological impact of development in terms of drainage, surface water run-off, ground water and pollutants entering the ditch network which feeds into the Combe Haven Site of Special Scientific Interest (SSSI) needs detailed consideration in terms of the potential to harm the botanical, invertebrate and bird interest of the SSSI. As such, proposals should set out appropriate mitigation measures.
- 9.29 The site has an outline planning permission (reference RR/2017/2181/P) for up to 33,500sq.m (net internal area) of employment floor space (within Use Classes B1 and B2) with roads and ancillary infrastructure and services, subject to conditions, which was granted in May 2018 (beyond the base date of the DaSA, hence its inclusion within the Plan).

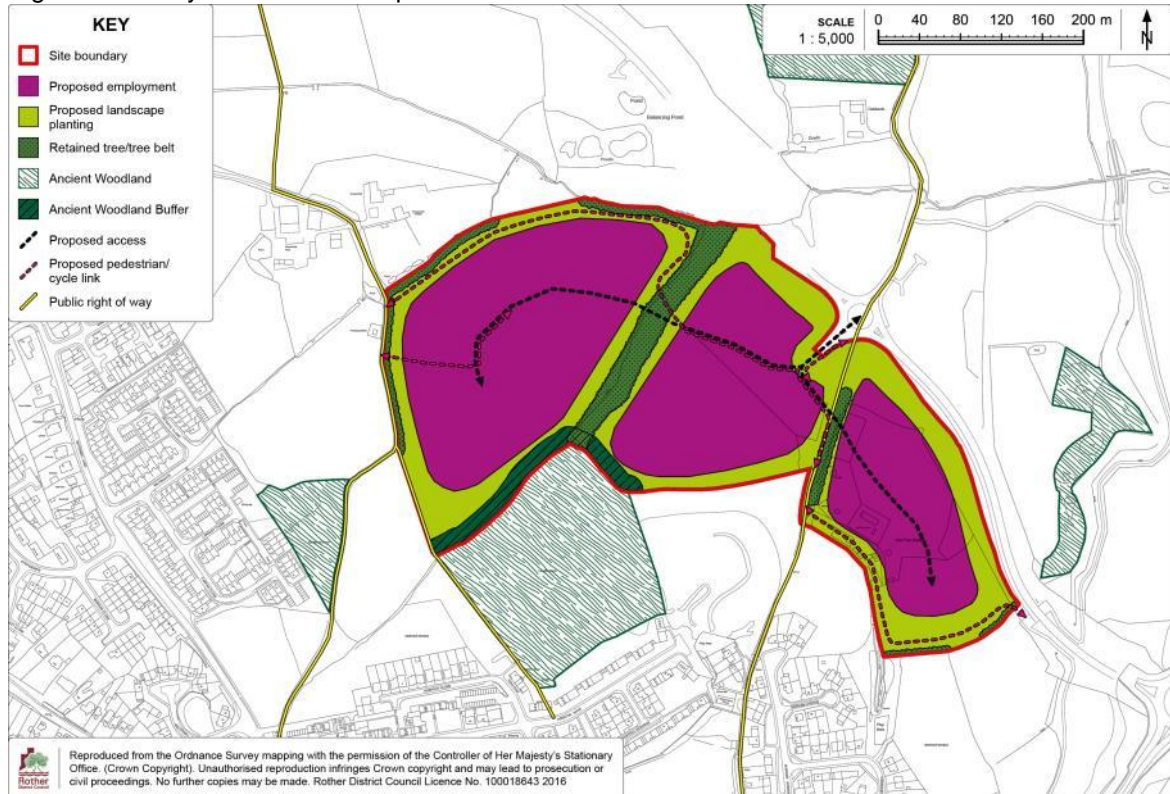
Policy BEX1: Land at Levetts Wood and Oaktree Farm, Sidley, Bexhill

Land at Levetts Wood and Oaktree Farm, Bexhill, as shown on the Policies Map, is allocated for a comprehensive business development. Proposals will be permitted where:

- (i) proposals conform to a masterplan covering the entire area;**
- (ii) up to 33,500sqm of business floorspace is provided, to be predominantly light manufacturing and offices, falling within Class B1 of the Use Classes Order;**
- (iii) vehicle, cycle and pedestrian access is provided from the North Bexhill Access Road's (NBAR) Buckholt Lane roundabout;**
- (iv) cycle and pedestrian access runs through the site to the adjacent residential allocation (Policy BEX2), to the urban extension envisaged by Policy BEX3 and to the footpath on the western boundary;**
- (v) existing landscaped boundaries around and within the site are maintained and reinforced, including along the NBAR frontage, and proposals for structural open spaces, landscape and woodland belts and buffers are developed and implemented as an integral part of the proposals, as indicated on the Detail Map;**
- (vi) contributes to the provision of an overarching foul drainage strategy for North Bexhill, in conjunction with Southern Water; and**
- (vii) the hydrological impact of the scheme, including the provision of a Sustainable Drainage System (SuDS), does not result in negative impacts on the ditch network and the associated Combe Haven Site of Special Scientific Interest (SSSI), taking into account any proposed mitigation measures.**

- 9.30 The Detail Map below provides an indicative general layout of the development site.

Figure19: Policy BEX1 Detail Map



Site Allocation: Land at Preston Hall Farm, Sidley, Bexhill

- 9.31 This is a greenfield site located to the north east of Sidley. The site is bounded by existing residential properties to the west, Redgrove Wood, which is designated as Ancient Woodland to the south with further ancient woodland to the north. A private lane (also a public footpath in part) to the Grade II Listed Preston Hall and Preston Hall Cottage bounds the site to the north-east and a strong hedgerow to the east. The land slopes generally down from the north and south to a ditch that bisects the site, naturally dividing it into two parts. A small pond occupies a central position just west of Preston Hall Farm.
- 9.32 This land was previously allocated in the earlier, 2006, Local Plan as part of the North East Bexhill allocations comprising of housing and employment floorspace. These proposals were dependent on the construction of the Bexhill-Hastings Link Road (now known as Combe Valley Way) which was completed in 2015.

- 9.33 The site is the subject of the grant of a full planning permission (reference RR/2017/2441/P – granted in August 2018⁵⁸) for 139 dwellings, subject to conditions and a Section 106 agreement relating to: affordable housing; open space, buffer zones, landscape and play area provision and future maintenance; ecology mitigation and biodiversity improvements; travel plan; public transport enhancements; road management; footway/cycle route provision and connection; and contributions to primary school places.
- 9.34 The site has an area of 5.21ha, with a developable area of around 3.8ha and is to provide a comprehensive scheme to include 139 dwellings, of which 30% are affordable, in accordance with Policy DHG1. In addition, a central greenspace incorporating the pond with a childrens play space should be provided for, as well as landscaping through out the site, including the provision of buffer zones to the ancient woodland in the north and south and ecological mitigation will also be required.
- 9.35 The site visually relates to the adjacent housing off Watermill Lane and an access is to be created via Watergate. A cycle and pedestrian route should traverse through the site to connect with the public footpaths and proposed cycle/pedestrian link through the employment site to the east (Policy BEX1). The site access through will require the removal of a number of on-street parking spaces which should be re-provided elsewhere in Watergate.
- 9.36 Additional reinforcement of the sewerage network may be required to serve the development and therefore, the developer will need to work with Southern Water to ensure an appropriate connection to the sewerage infrastructure is provided to serve the development prior to its occupation.
- 9.37 The hydrological impact of the development in terms of Sustainable Drainage, ground water and surface water run-off and pollutants entering the ditch network which feeds into the Combe Haven Site of Special Scientific Interest (SSSI) needs specific consideration. Particularly in terms of the potential to harm the botanical, invertebrate and bird interest of the SSSI, as such development should set out appropriate mitigation as part of any proposals.

⁵⁸ Beyond the base date of the DaSA (1st April 2018), hence this site is reallocated.

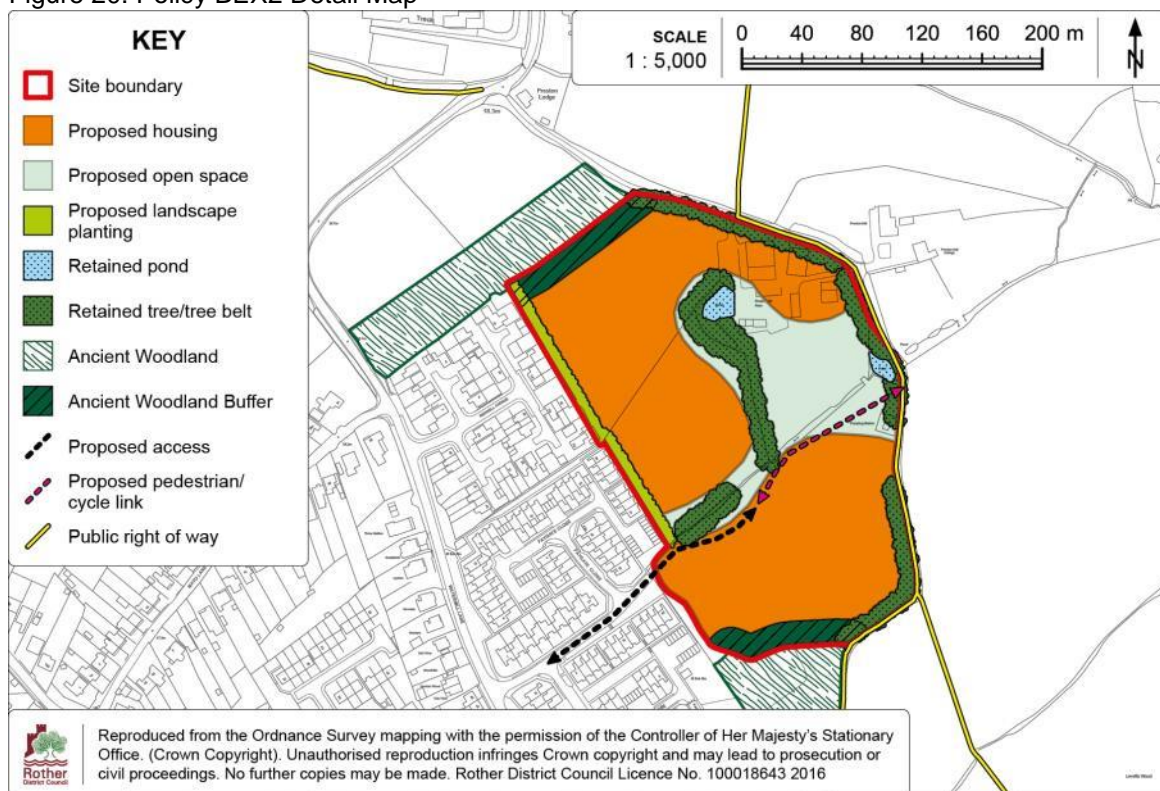
Policy BEX2: Land at Preston Hall Farm, Sidley

Land at Preston Hall Farm, as shown on the Policies Map, is allocated for a comprehensive scheme comprising residential development and amenity open space. Proposals will be permitted where:

- (i) some 139 dwellings are provided, of which 30% are affordable;
- (ii) the development provides an amenity open space centred on the existing pond. The layout of the site will be such that the green will be afforded passive surveillance from adjacent residential properties;
- (iii) a new vehicle, cycle and pedestrian access is achieved off Watergate, together with cycle and pedestrian access through the site to the adjacent employment allocation (Policy BEX1); connection with the footpath to Watermill Lane on the eastern boundary, as indicated on the Detail Map;
- (iv) existing landscaped boundaries around the site, as indicated on the Detail Map, are maintained and reinforced, including the provision of ancient woodland buffers;
- (v) care is taken to respect the setting of the adjoining listed buildings on the eastern boundary, and the amenities of the adjoining residential properties on the western boundary;
- (vi) development contributions towards public transport enhancements and towards primary school education provision at Worsham in North East Bexhill;
- (vii) provision is made for an acceptable connection to the local sewerage system in agreement with the service provider; and
- (viii) the hydrological impact of the scheme, including the provision of Sustainable Drainage System (SuDS), do not result in negative impacts on the ditch network and the associated Combe Haven Site of Special Scientific Interest (SSSI), taking into account any proposed mitigation measures.

9.38 The Detail Map below provides an indicative general layout of the development site.

Figure 20: Policy BEX2 Detail Map



Site Allocation: Land at North Bexhill

- 9.39 The Local Plan Core Strategy identifies North Bexhill as a broad location for future development at Bexhill, contingent upon the now constructed North Bexhill Access Road (NBAR). This road provides access to the previously allocated large business site to the east (see Policy BEX1), as well as providing a strategic connection between the link road to Hastings, the A2690, Combe Valley Way, and the A269.
- 9.40 From the A2690/Mount View Street roundabout, the newly constructed NBAR wraps around the allocated business site before crossing the Combe Haven stream and rising up its south-facing slope to the south of Cole Wood, crossing Watermill Lane (which is severed on the town side), continuing westwards past the southern edge of Kiteye Wood to sweep down to join the A269, Ninfield Road.
- 9.41 The new road, intended to carry through traffic, is regarded as an effective, defensible limit to further development in this locality, with the pastoral and wooded landscape to the north offering a valuable, attractive rural setting to the town itself. At its western end, it also maintains a valuable countryside gap between the town and The Thorne/Lunsford Cross.

- 9.42 It is not appropriate to develop all the land enclosed by the NBAR. Landscape and ecological assessments highlight that established woodlands, many ancient, should be retained, while the small fields west of Watermill Lane include ecologically more valuable grassland habitat and collectively provide a more rural character to the upper part of the severed Watermill Lane.
- 9.43 Significant development in this area generates a need for new infrastructure, notably a major upgrade to the foul drainage system. There is also a requirement for a range of open space provision, including playing field(s), to serve new residential areas. The valley bottom of the Combe Haven stream is of ecological value, as well as having the potential to form a broad “green corridor” for both walking and cycling and as amenity green space integral to the setting of new development. It may also be suitable for local play provision and for mitigation of any biodiversity losses.
- 9.44 Addressing the cumulative impacts of additional movements on the existing highway network and implementing associated traffic management and/or mitigation measures, as well as access arrangements for adjacent sites, also require a comprehensive and integrated approach to the provision of housing and infrastructure.
- 9.45 Accessibility to local services requires careful attention. While the Ninfield Road benefits from regular bus services, and NBAR is also expected to be a bus route in the future, the nearest focus of local services is in Sidley ‘District Centre’. In fact, housing that is well connected to Sidley offers the opportunity to support the vitality of the District Centre. This is not to discount the provision of more local facilities to purely serve the new housing.
- 9.46 Good connectivity for pedestrians and cyclists is important for both existing and new residents in the locality. The developments should provide new and enhanced routes from the built-up area to main destinations, notably Sidley, the new business developments, larger recreational areas, the Countryside Park further to the east and the wider countryside. The green corridor along the valley bottom will be the main artery for sustainable travel, with playing pitches, natural amenity spaces and play areas accessible from it. Other specific new/improved links will be:
- A connection between Footpaths 16b and 56
 - A new north-south route from footpath 56 crossing NBAR to footpath 61
 - A diversion of a short section of footpath 56 to the north of Jim’s Place
 - A new route from Mayo Rise through new development to Watermill Lane
 - A connection from the new east-west Combe Haven brook corridor to the planned footpath/cycleway from footpath 16b into and along the NBAR frontage of the new Enterprise Park (see BEX1), and hence to the Combe Valley Countryside Park
 - Connections across NBAR near the watermill Lane junction to provide connectivity to footpaths 35a and 42a just to the north of NBAR

- 9.47 Within the frame of NBAR, existing woodlands, retained fields, the open valley corridor and the existing built-up area, three development areas are identified.
- 9.48 To the west, between the Ninfield Road and NBAR, is an area focused on Kiteye Farm. The agricultural holding has been severed by the new road. The fields are relatively open, with only boundary trees, aside from Birchen Shaw. There are no significant buildings within the site, while the modern farmhouse fronting Ninfield Road may be demolished to provide access, although access to the bulk of the site north of the stream course may alternatively be gained directly from NBAR. Access directly off the roundabout, or close to it, is not viable. Access to this area should also serve playing fields to meet the needs of all the development areas, the location of which should be as indicated on Figure 21: Policy BEX3a Detail Map.
- 9.49 This area is identified for residential development, with an estimated capacity of some 250 dwellings.
- 9.50 Towards Sidley, between the Ninfield Road and Watermill Lane, three grazed fields situated between properties on the west side of Mayo Lane and the Allotment Gardens, are well related to the existing built-up area and suitable for development. The estimated capacity is 130 dwellings.
- 9.51 Vehicular access needs to be off Watermill Lane, with the use of Mayo Rise restricted to cycle and pedestrian use, which should be facilitated through the development to Watermill Lane. As with other development sites, it should help create the linear green space corridor along the adjacent length of the valley. It is recognised that Watermill Lane has no footway beyond its junction with Mayo Lane, necessitating works as far as Preston Lodge to ensure safe pedestrian movement.
- 9.52 The third area of development potential is east of Watermill Lane between NBAR and the valley. A particular issue is access. While this may be possible directly off NBAR, this would produce a relatively isolated development, especially in terms of access to local services. Therefore, preference is for access to be off Watermill Lane, although this will need to be assessed in more detail as part of a planning application, notwithstanding that the removal of through movements has substantially reduced flows from previous levels. A small plot of land accessed from the end of the southern section of Watermill Lane would provide a discreet site for up to 5 pitches for the permanent homes of Gypsies and travellers.
- 9.53 For all development areas, housing should be of a high quality, befitting a sustainable urban extension on a key approach to the town, with a high proportion of family homes and a modest net density, which should also take account of the local topography and existing landscape features, including trees and hedges.

Policy BEX3: Land at North Bexhill - Infrastructure

The development of sites which are the subject of policies BEX3a, BEX3b and BEX3c shall contribute to shared infrastructure by:

- (i) the provision of an overarching foul drainage strategy, in conjunction with Southern Water;
- (ii) the design and provision of complementary sustainable surface water drainage schemes in accordance with Policy DEN5;
- (iii) having regard to the transport requirements and impacts of the combined allocations and make proportionate financial contributions to off-site highway and cycleway/footpath improvements;
- (iv) as part of (iii) above, all developments off Watermill Lane should provide an integrated approach to ensuring safe and convenient movement for pedestrians and cyclists, as well as vehicles;
- (v) ensuring an integrated approach to establishing a multi-functional 'green corridor' along the Combe Haven stream, extending from the A269 to the planned Enterprise Park (and beyond);
- (vi) as part of (v) above, all developments will contribute to the provision of playing fields within site BEX3a, either directly or through proportionate (to the respective quantum of residential development) financial contributions;
- (vii) investigation of a common approach to securing superfast broadband.

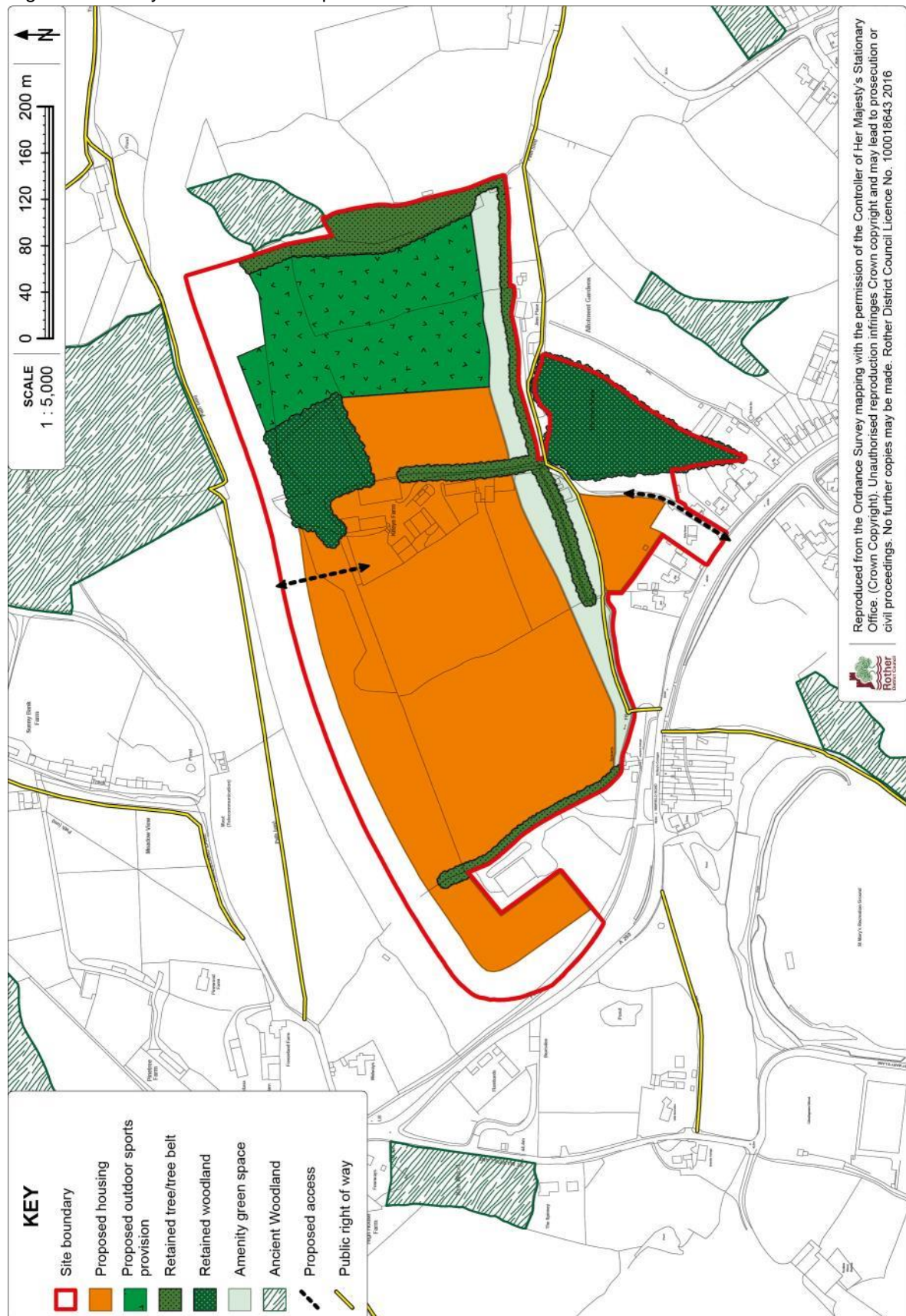
The above shared infrastructure requirements shall be implemented by a combination of direct provision and legal (s106) agreements attached to the respective development proposals.

Policy BEX3a: Kiteye Farm and adjoining land

Land with Kiteye Farm and adjoining land, as shown on the Policies Map, is allocated for housing and open space, including playing fields. Proposals will be permitted where:

- (i) some 250 dwellings will be provided within the residential area as indicated on the Detail Map, of which 30% should be affordable;
- (ii) an open space to include provision for playing fields of at least 2.64 hectares is set aside and laid out in the area indicated on the Detail Map;
- (iii) access arrangements will be subject to a findings of a Transport Assessment, with the expectation that vehicular is provided either:
 - (a) from the North Bexhill Access Road (NBAR), with the small development area south of the stream being separately accessed from Ninfield Road, or
 - (b) from Ninfield Road (by the demolition of Folly House);
- (iv) the lower part of the valley is kept open and laid out as part of a green corridor, incorporating an enhanced footpath/cycleway, which should include a diversion to the north of Jim's Place;
- (v) there is a generous setback of development from the NBAR, with avenue tree planting along the edge of the site and intermediate landscaping;
- (vi) development adjacent to (and well set back from) the A269/NBAR junction has principal elevations towards the roundabout;
- (vii) a woodland management scheme is prepared and implemented for Birchen Shaw;
- (viii) the playing fields are laid out at the same time as housing development, in accordance with a phasing plan to be agreed with the local planning authority;
- (ix) the infrastructure requirements set out in Policy BEX3 are met.

Figure 21: Policy BEX3a Detail Map

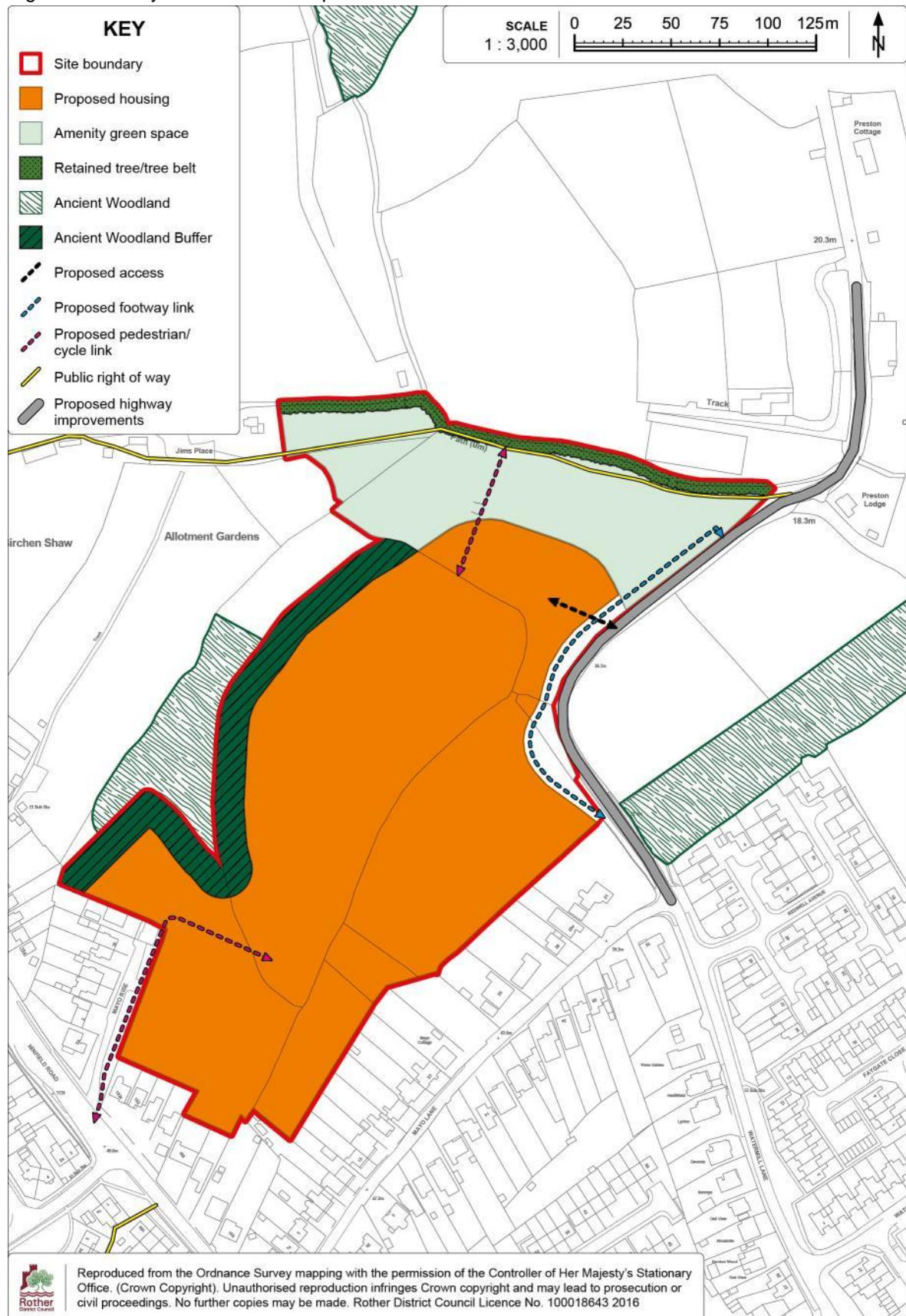


Policy BEX3b: Land west of Watermill Lane

Land west of Watermill Lane, as shown on the Policies Map, is allocated for housing and open space. Proposals will be permitted where:

- (i) some 130 dwellings will be provided within the residential area as indicated on the Detail Map, of which 30% should be affordable;
- (ii) 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 (see Policy BEX3a);
- (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 along most of the length of the Lane from the Mayo Lane junction to the stream (to dovetail with requirements under Policy BEX3c);
 - (c) The development will incorporate a convenient route for pedestrians and cyclists to Ninfield Road, via Mayo Rise;
- (iv) trees on the western boundary are retained and safeguarded;
- (v) due regard is paid to the amenities of adjacent properties in terms of height and proximity of dwellings;
- (vi) the infrastructure requirements set out in Policy BEX3 are met.

Figure 22: Policy BEX3b Detail Map

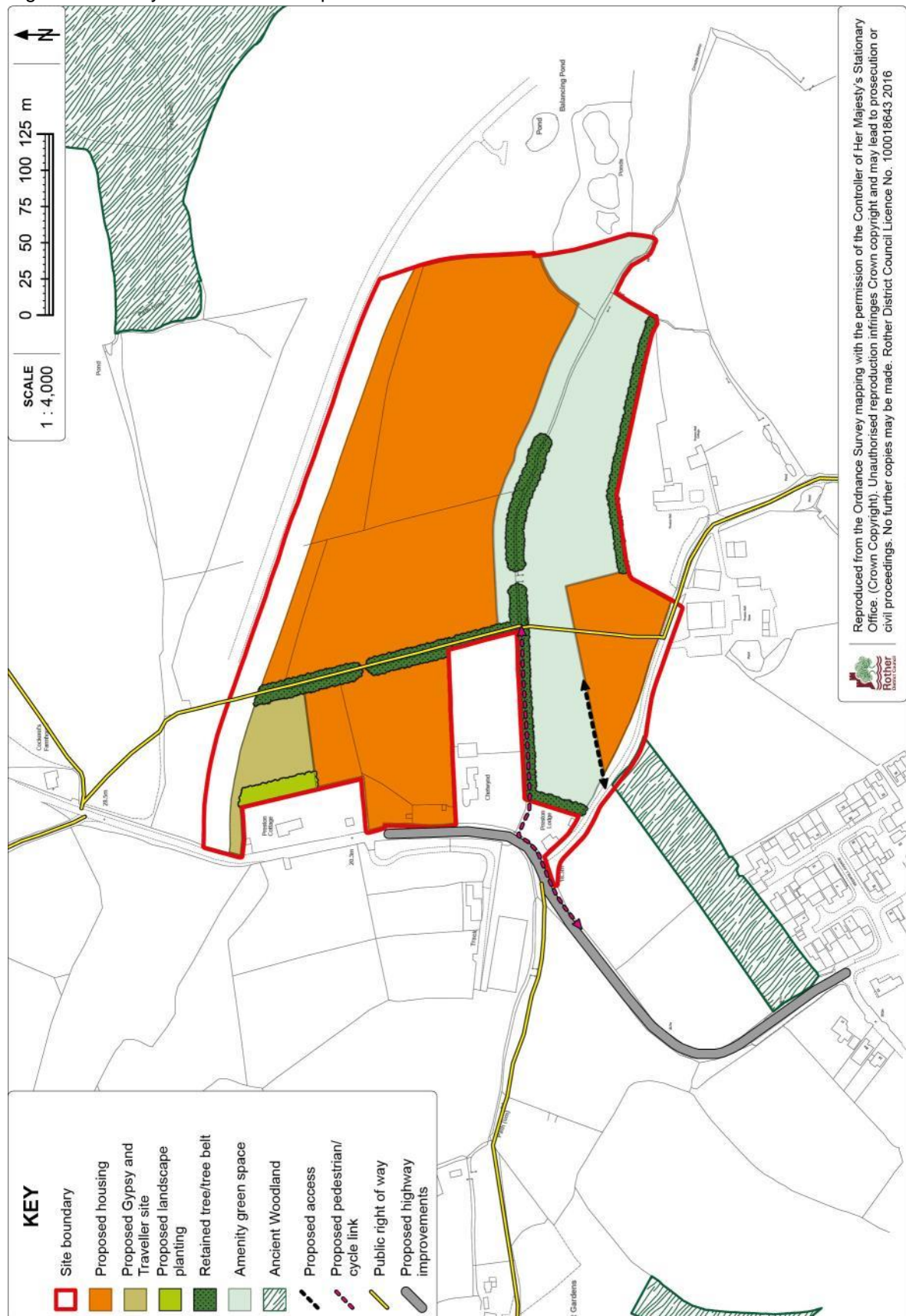


Policy BEX3c: Land east of Watermill Lane

Land east of Watermill Lane, as shown on the Policies Map, is allocated for housing and open space. Proposals will be permitted where:

- (i) Some 150 dwellings will be provided within the residential area as indicated on the Detail Map, of which 30% should be affordable;
- (ii) the southern 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 from Watermill Lane to the planned Enterprise Park (see Policy BEX1);
- (iii) Access should be from Watermill Lane, the details of which will be subject to findings of a Transport Assessment, with the expectation that:
 - (a) a single access will be provided along the line of the existing farm track;
 - (b) 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 in line with the requirements of Policy BEX3b;
- (iv) A small site of up to five pitches for the permanent residential use by Gypsies and travellers is retained, as indicated on the Detail Map;
- (v) the infrastructure requirements set out in Policy BEX3 are met.

Figure 23: Policy BEX3c Detail Map



Site Allocation: Land at Former High School Site and Drill Hall, Down Road, Bexhill

- 9.54 This brownfield site is located north of the Town Centre at the junction of Combe Valley Way and the A259. The existing leisure centre is situated to the south of the site along with the Ministry of Defence (MoD) Drill Hall, with King Offa primary school beyond, to the west. Combe Valley Way forms the eastern boundary. The northern part of the site is currently vacant, formerly occupied by the High School.
- 9.55 The Council aspires for a combined wet and dry sports and leisure facility in the town and this centrally located site allows the opportunity to create a “landmark” destination for leisure and complementary facilities. It is envisaged that this would be on the frontage of the site as, potentially, may be complementary restaurant space and a hotel, also taking advantage of the prominent roadside position.
- 9.56 There is also scope for residential elements in the central and northern parts of the site. This may take one of two forms; either as a total of some 35 houses or a combination of circa 18 houses and 36 flats, totalling 54 dwellings.
- 9.57 There is a need for a comprehensive consideration of the site to ensure a high quality public realm on this highly prominent site. Access should be from Down Road and any scheme should provide for continued vehicular access to the adjacent King Offa primary school and the Skills Centre, along with associated car parking to serve the development, as well as a car/coach parking and drop-off area for King Offa School. Electric vehicle charging points are also envisaged to serve the commercial elements of the allocation.
- 9.58 There is an existing Drill Hall located on the development site which may be demolished to make way for the proposals. A level 4 Standing Building Assessment⁵⁹ has been undertaken⁶⁰ which details the historical and evidential value of the Drill Hall and has concluded that in addition to the detailed recording undertaken as part of that assessment, a further recording should be completed in terms of internal and exterior scaled drawings of the Drill Hall. Once completed, it should be archived for public dissemination along with the existing Standing Building Assessment prior to demolition. Therefore, should the Drill Hall be required to be redeveloped as part of proposals, the organisations which presently use the Drill Hall would require relocation.
- 9.59 Development of the north part of the site would need to have regard to the relationship with the existing housing to the north in Bancroft Road, notably in terms of building heights.
- 9.60 A culvert runs through the south east of site which means that no buildings can be constructed within an 8m easement line of the culvert. The electricity sub-station which is located on the site should, if practicable, be relocated in order to create a better public realm and pedestrian access from the south of the site.

⁵⁹ In line with the Historic England Guidance *understanding Historic Buildings: A Guide to Good Recording Practice 2016*

⁶⁰ [Insert relevant weblink.](#)

- 9.61 The development should focus on an accessible, sustainable and high quality leisure hub facility, through the creation of high quality buildings and public realm on this highly prominent gateway site into the town.

Policy BEX4: Land at Former High School Site and Drill Hall, Down Road, Bexhill

Land at Former High School Site and Drill Hall, Down Road, Bexhill, as shown on the Policies Map, is allocated for mixed use development creating a leisure destination, comprising of a wet/dry leisure facility, housing, hotel, restaurant space, and associated car parking.

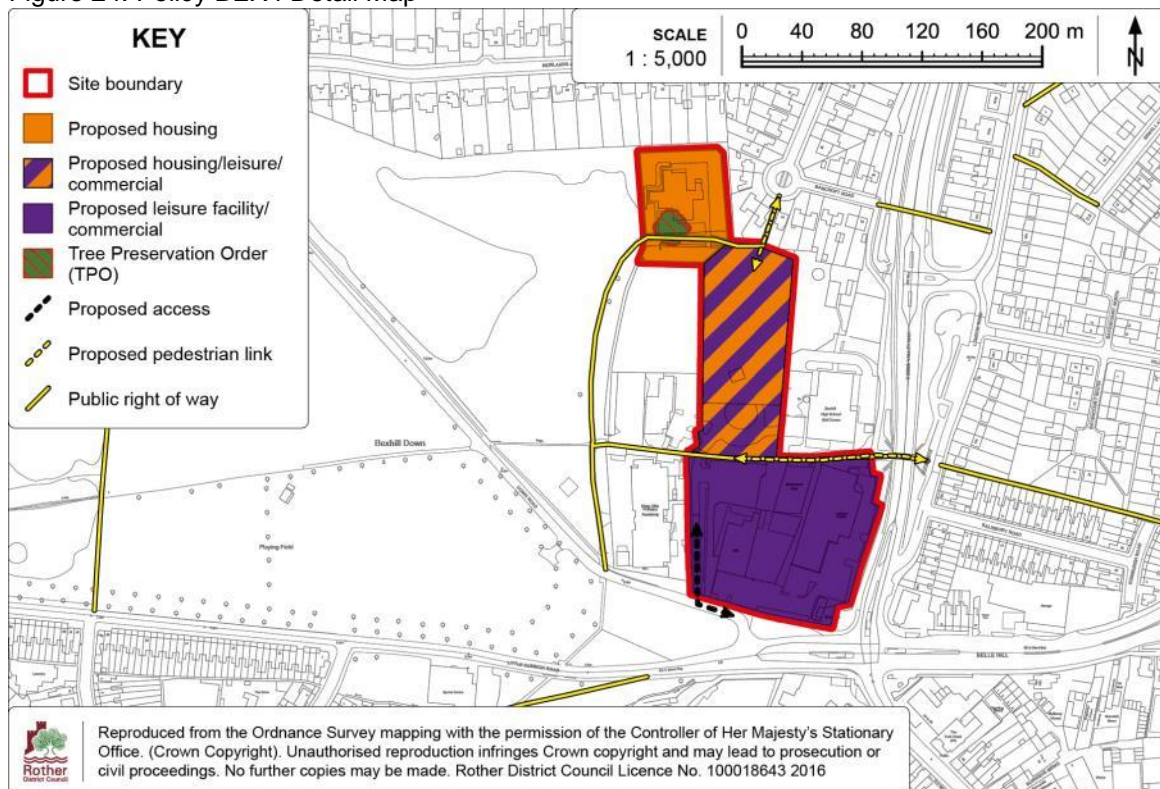
Development should focus on an accessible, sustainable and high quality leisure hub facility, creating a landmark leisure destination through high quality buildings and public realm on this highly prominent gateway site into the town. Proposals will be permitted where:

- (i) a wet and dry sports and leisure facility of up to 6,500sqm is provided;
- (ii) Either:
 - (a) some 35 houses are provided; or
 - (b) some 36 flats and 18 houses are provided.In both cases, 30% of the dwelling units shall be affordable.
- (iii) complementary commercial development, including up to a 100 bed hotel, plus up to 4 units of restaurant space totalling around 400sqm is provided;
- (iv) a quality public realm incorporating adequate car-parking, including electric charging points to serve the development, along with associated car/coach drop-off area for the adjacent school;
- (v) a transport assessment is provided, considering the proposed vehicular access and linkages to the wider transport infrastructure that supports local accessibility for both cyclist and pedestrians are incorporated as indicated on the Detail Map;
- (vi) a further archaeological record of the Drill Hall is undertaken and archived for public dissemination prior to any demolition;
- (vii) if required, the current users of the Drill Hall have been provided for at an alternative location; and
- (viii) provision is made for the retention and enhancement of boundary planting on the northern boundary.

Development of the site should be through a comprehensive masterplan.

- 9.62 The Detail Map below provides an indicative general layout of the development site.

Figure 24: Policy BEX4 Detail Map



Site Allocation: Land at Gullivers Bowls Club, Knole Road, Bexhill

- 9.63 The site comprises about 0.7 hectares of land on the northern side of Knole Road and is roughly rectangular in shape. The site is surrounded on three sides by properties in Middlesex Road, Brassey Road and Cantelupe Road whilst there is a substantial Grade II listed terrace of late-Victorian dwellings in De la Warr Parade on the south side of Knole Road. The site is just to the east of the Bexhill Town Centre Conservation Area and visually forms part of the setting of the listed terrace to the south known as De La Warr Parade.
- 9.64 The site is currently used as an outdoor bowls facility consisting of two 2 outdoor greens (one is disused) with an additional indoor rink, along with other associated facilities. The existing bowls club buildings run along the length of the western boundary and are in poor condition.
- 9.65 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.

- 9.66 The site has a medium potential to contain prehistoric, Roman and medieval remains. An archaeological assessment would be a planning application requirement.
- 9.67 Development of the site offers the opportunity to upgrade the long established bowls club while allowing frontage development to Knole Road for sheltered housing. Any planning application should present a comprehensive scheme, meeting the requirements for sustainable drainage, taking account of the listed terrace to the south and providing an integral landscaping scheme particularly addressing the northern, eastern and western boundaries.
- 9.68 The principal of developing the site was accepted in a planning appeal decision⁶¹ in 2013. However, the appeal failed for design reasons. The Council subsequently granted a revised scheme in 2014 (although following a successful Judicial Review the decision was remitted to the Council: to date no further decision has been made).
- 9.69 In the event that delivering the replacement bowls facility raises issues of viability in relation to the full affordable housing requirement, the replacement bowls facility shall take priority, subject to the robust evidence being provided and agreed.

Policy BEX5: Land at Gullivers Bowls Club, Knole Road, Bexhill

Land at Gullivers Bowls Club, Knole Road, Bexhill, as shown on the Policies Map, is allocated for mixed use development comprising of housing and a replacement bowls facility. Proposals will be permitted where:

- (i) some 39 sheltered dwellings are provided, of which 30% are affordable;**
- (ii) an improved bowls facility comprising of an outdoor bowls green, an indoor rink and associated clubhouse and maintenance facilities is provided;**
- (iii) development at the rear of the site is single storey only;**
- (iv) separate access points are provided for the residential and bowls facility part of the scheme;**
- (v) the design of the scheme does not adversely affect the character of the area or the setting of the listed terrace to the south;**
- (vi) sustainable drainage (SuDS) is provided in accordance with Policy DEN5; and**
- (vii) provision is made for the retention and enhancement of boundary planting, particularly on the western, northern and eastern boundaries, as indicated on the Detail Map.**

⁶¹ APP/U1430/A/06/2030466/NWF

- 9.70 The Detail Map below provides an indicative general layout of the development site.

Figure 25: Policy BEX5 Detail Map



Site Allocation: Land adjacent to 276 Turkey Road, Bexhill

- 9.71 This is an undeveloped greenfield site. There are three residential properties at the south-eastern corner of the site, with a further residential property along the western boundary. Bexhill Cemetery lies to the east and north of the site.
- 9.72 The site is partially contained from wider views by the boundary trees but there are more localised views into the site. There is an existing Tree Preservation Order (TPO 312) along the western and southern boundaries. Development of the site would require the protection of existing trees and hedgerows, including suitable buffers and provide for additional landscaping. Regard should be made to the potential future redevelopment of the Cemetery Lodge site, to the east of the allocation, in development layout plans.
- 9.73 The site is relatively well located in terms of access to some services, notably schools and is close to existing bus routes. There is no footpath on the north side of Turkey Road but the site can be linked to footpaths on the opposite side of the road. The most likely access point is at the south-west corner of the site onto Turkey Road. Highway improvements are likely to be required to make the development acceptable.

- 9.74 The site has a medium potential to contain prehistoric, Roman and medieval remains. An archaeological assessment would be a planning application requirement.
- 9.75 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 appropriate sewerage infrastructure is provided to serve the development prior to its occupation.
- 9.76 The site is located within the Pevensey Levels Hydrological Catchment, with implications for SuDS treatments which will need to be fully addressed through any planning application.

Policy BEX6: Land adjacent to 276 Turkey Road, Bexhill

Land adjacent to 276 Turkey Road, Bexhill, as shown on the Policies Map, is allocated for residential development. Proposals will be permitted where:

- (i) some 30 dwellings are provided, of which 30% are affordable;**
- (ii) an appropriate access is provided onto Turkey Road, including any necessary off-site highway works necessary to make the development acceptable;**
- (iii) provision is made for the retention and enhancement of boundary planting, particularly in relation to the existing Tree Preservation Order on the site as indicated on the Detail Map;**
- (iv) provision is made for an acceptable connection to the local sewerage system in agreement with the service provider; and**
- (v) at least two forms of appropriate Sustainable Drainage' are incorporated in accordance with Policy DEN5 'Sustainable Drainage'.**

- 9.77 The Detail Map below provides an indicative general layout of the development site.

Figure 26: Policy BEX6 Detail Map



Site Allocation: Land at Moleynes Mead, Fryatts Way, Bexhill

- 9.78 The site is located in the north-western part of Bexhill, within the Development Boundary. The site is surrounded by existing housing on all four sides and is relatively well-screened from the wider countryside to the west by the existing residential development in Fryatts Way (although there are some gaps to the west).
- 9.79 The site is in an established residential area and there is a bus route within walking distance of the site. The inclusion of a footpath link from the site to Ellerslie Lane would provide a more direct walking route in the interests of promoting sustainable travel choices.
- 9.80 The site is occupied by an existing dwelling (Moleynes Mead) which, although not listed, is considered to be an undesignated heritage asset and should be retained as part of any development proposal.
- 9.81 The site is located within the Pevensey Levels Hydrological Catchment, with implications for Sustainable Drainage (SuDs), as set out in the Environment chapter of this Local Plan.

- 9.82 The site contains a number of mature trees close to its eastern and southern boundaries which contribute positively to the character of the area and which are protected by Tree Preservation Orders. These will need to be retained and protected, and enhanced with additional planting as appropriate. The southern part of the site is separated from the wider site area by a line of protected trees and it is therefore not appropriate to include it as part of the developable area, although it may be suitable to accommodate SuDS. This southern section of the site should be retained and managed as a wildlife area to offer a biodiversity enhancement and accommodate any protected species using the site.
- 9.83 The site is 1.6 hectares in size, but given the areas that need to be retained for biodiversity, additional buffer planting and SuDs, the developable area is 0.9 hectares and it is anticipated that 24 dwellings will be provided.
- 9.84 Access would be delivered off Fryatts Way to the west. The existing dwelling, Moleynes Mead, will continue to be served by an existing access from Ellerslie Lane.
- 9.85 The site is subject to an outline planning application (reference RR/2017/2452/P) for 24 dwellings, which has delegated approval subject to conditions and the completion of a Section 106 agreement relating to the requirement for 30% affordable housing; the management of a wildlife area; and SuDS. However, as planning permission is not in place at the base date of this Local Plan, the allocation is considered necessary.

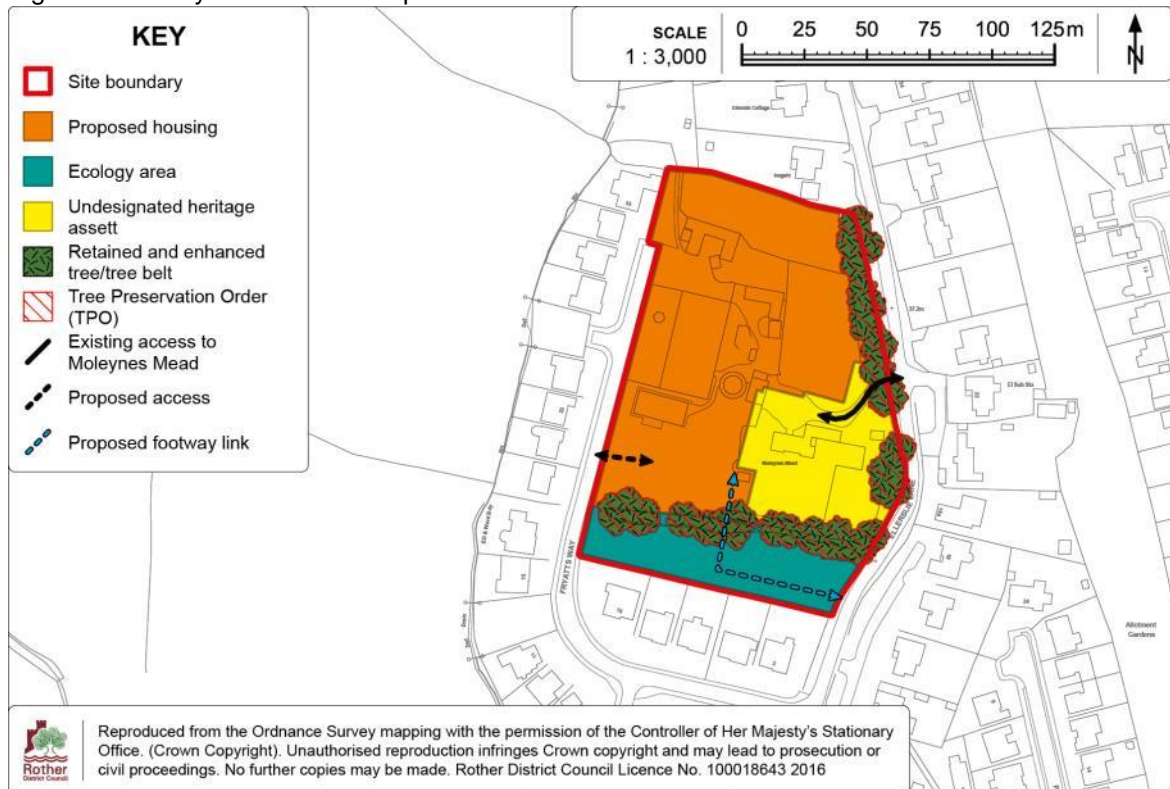
Policy BEX7: Land at Moleynes Mead, Fryatts Way, Bexhill

Land at Moleynes Mead, Fryatts Way, Bexhill, as shown on the Policies Map, is allocated for residential development. Proposals will be permitted where:

- (i) some 24 dwellings are provided, of which 30% are affordable;
- (ii) the existing dwelling, Moleynes Mead, is retained;
- (iii) provision is made for the retention and enhancement of existing boundary planting, particularly in relation to the existing Tree Preservation Orders on the site;
- (iv) an ecological design strategy makes provision for any protected species found to be using the site, and where necessary, includes appropriate mitigation and/or compensation for any loss of habitat. The strategy shall include the retention and management of the southern section of the site as an ecology area, as indicated on the Detail Map;
- (v) a footpath link is provided through to Ellerslie Lane;
- (vi) a new access is achieved of Fryatts Way, with the existing access from Ellerslie Lane retained to serve the dwelling, Moleynes Mead; and
- (vii) in accordance with Policy DEN5 'Sustainable Drainage', at least two forms of appropriate SuDS are incorporated.

9.86 The Detail Map below provides an indicative general layout of the development site

Figure 27: Policy BEX7 Detail Map



Site Allocation: Land south of Terminus Road, Bexhill

- 9.87 This is a site within Bexhill that is occupied by car sales and car wash businesses. The site is bounded by the railway line to the south, residential to the west and further offices to the east, with the Beeching Road industrial estate on the opposite side of the road to the north. The site is an edge of the town centre location and is extremely well located in terms of its access to services.
- 9.88 Recent appeal decisions⁶² on the site have challenged the retention of the existing car sales business on the site. The Inspector considered the car sales business not to be an employment use and accepted that a solely residential scheme could be provided on the site without having an unacceptable impact on the Council's employment land supply. However, these appeals were dismissed due to the siting and scale of the proposed buildings. The appeal decisions indicated that the site may only be suitable for a three storey block of flats, given the characteristics of the locality.
- 9.89 There is an underground surface water culvert and a separate main river culvert which runs along the western side of the site. Advice from the Environment Agency's indicates that there should be a minimum of an 8 metre exclusion zone for development. Therefore it is expected that built development on the site will be restricted to the eastern part of the site.

⁶² APP/U1430/W/17/3172068 & APP/U1430/W/17/3190282

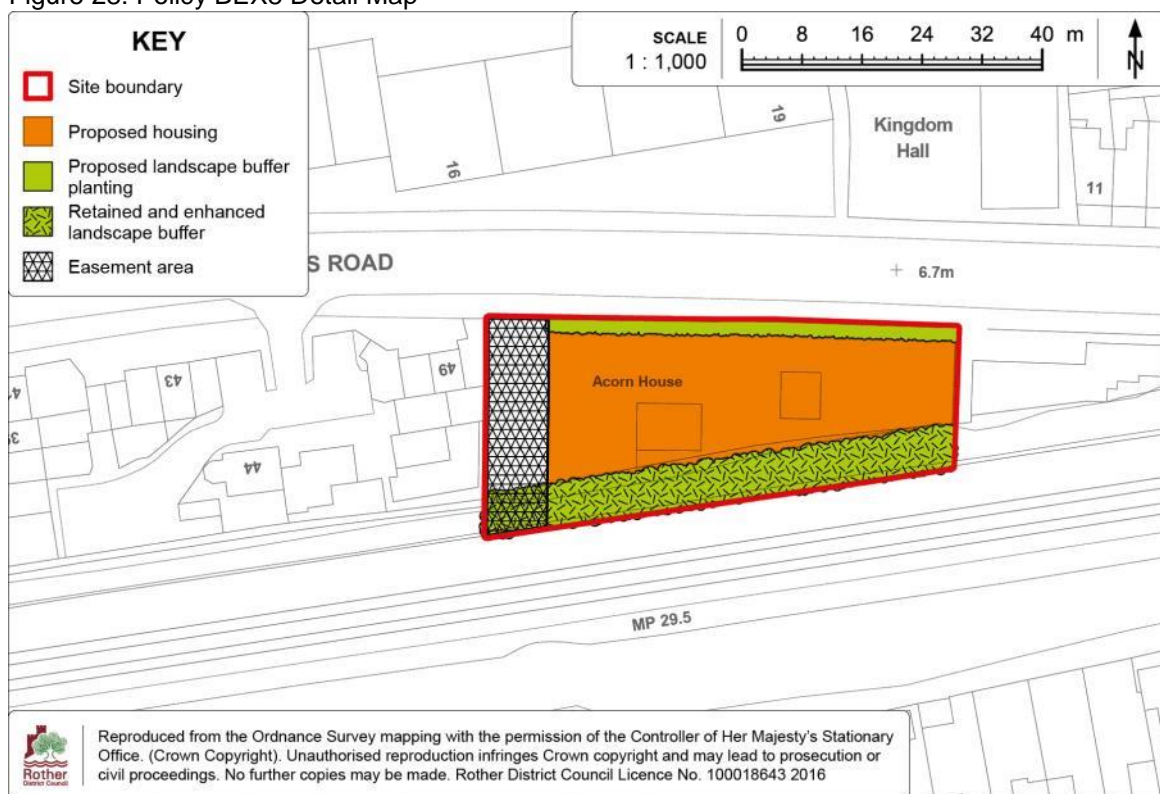
Policy BEX8: Land south of Terminus Road, Bexhill

Land south of Terminus Road, as shown on the Policies Map, is allocated for residential development. Proposals will be permitted where:

- (i) some 10 flats are provided;
- (ii) appropriate boundary landscaping is provided as indicated on the Detail Map; and
- (iii) built development is restricted to the eastern part of the site resulting in an 8 metre built development exclusion zone from the main river culvert which passes along the western boundary as show on the Detail Map.

9.90 The Detail Map below provides an indicative general layout of the development site.

Figure 28: Policy BEX8 Detail Map



Site Allocation: Land off Spindlewood Drive, Bexhill

- 9.91 The site is south of Barnhorn Road and west of Spindlewood Drive, Little Common and is located relatively close to bus services on Barnhorn Road and Cooden Sea Road and to local shops and services at Little Common district centre. The total site area is 7.3ha with a net developable area of 4.8ha. It is anticipated that 160 dwellings will be provided, of which 30% are affordable.
- 9.92 The site is relatively well contained from wider views by the adjacent block of woodland (Cooden Wood) and trees and hedges to the west. Site levels are higher towards the existing residential development along Barnhorn Road and the impact on wider views of any development will have to be considered by any detailed proposal.
- 9.93 There are viable access points to the site from both Spindlewood Drive and from Barnhorn Road via the existing entrance to Barnhorn Manor Farm and Caravan Park. Utilising both access points, the highway authorities are satisfied that a development of this scale can be satisfactorily accommodated by the local and strategic highway network subject to some local highway improvements and detailed on-site measures relating to the internal layout of the site to discourage 'rat running' and to discourage the use of the Maple Walk estate private roads through the use of directional signage.
- 9.94 Improvements to pedestrian routes including a direct pedestrian route from the site to Barnhorn Road and footway works at the Spindlewood Drive access will be required to reinforce connectivity to shops and services. Development will also be expected to contribute to improved bus stop infrastructure and services including the relocation of the existing bus stop close to the farm entrance on Barnhorn Road, real time information signs at the closest stops on Cooden Sea Road and financial contributions towards extending the evening service Monday – Saturday provided by route Wave 99 between Hastings and Eastbourne. A green travel plan drawing on the above improvements will be required to promote sustainable travel options as an alternative to private cars.
- 9.95 The site is located within the Pevensey Levels SAC/Ramsar Hydrological Catchment where, in accordance with Habitats Regulations 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 in order to address the possible negative effects from surface run-off and hydrological pathways on the water quality in the Levels. The SuDS design should also be designed to meet multiple benefits in terms of not only maintaining water quality but also promoting opportunities for ecological and recreational enhancement and reinforcing local landscape character and the design of the development. While the Council has undertaken a full Appropriate Assessment under the HRA, which confirms as the need for effective SuDS, Natural England has sought a site specific Appropriate Assessment to be certain that the requires SuDS mitigation can be achieved and any adverse impact on the integrity of the Levels can be avoided.

- 9.96 There is a gap with wider views to the Pevensey Levels from the south western field that should be protected from any built development that would represent an unacceptable visual intrusion into the wider countryside. It is therefore expected that this area forms the area for SuDS to retain the open character.
- 9.97 A connection from the site to the nearest point of the foul sewerage network with adequate capacity will need to be made in consultation with the service provider and the detailed layout of development should take account of the nearby wastewater pumping station at Spindlewood Drive to minimise land use conflict.
- 9.98 There are two bands of trees that run through the site linking a wooded area to the north with Ancient Woodland to the south. This is an important landscape feature within the site and acts as a wildlife corridor between the two areas of woodland that should be retained for ecological and recreational open space. Part of the area may be suitable for children's play space. It is recognised that the existing track bisecting the corridor (or an alternative to it) will need to be made up as part of the internal vehicular movement network. Appropriate mitigation measures to enable the safe movement of wildlife through the corridor will need to be incorporated in the detailed design. There is also a pond in this area which should be retained and enhanced for ecological purposes only and not as part of the SuDS. The pond lies adjacent to the Ancient Woodland and provides existing habitat for protected species. It would therefore be appropriate to include this area within an enhanced buffer zone to the woodland and to restrict public access to it.
- 9.99 Elsewhere, a minimum 15m buffer between development and the Ancient Woodland should be maintained and other appropriate wildlife mitigation measures informed by a full evaluation of the site's ecological value and potential will be required.
- 9.100 The north west part of the site adjacent to the historic medieval farm complex is identified as an Archaeological Notification Area and a geophysical survey of the site has identified the potential for archaeological remains to be present throughout this whole field. It will be necessary to clarify the significance of these features through trial trench testing prior to the detailed layout of development on the site being designed so that any important remains can be retained in situ.
- 9.101 This site is the subject of a current outline planning application (RR/2017/1705/P) for a residential development for circa 160 dwellings with all matters other than access reserved which is yet to be determined.

Policy BEX9: Land off Spindlewood Drive, Bexhill

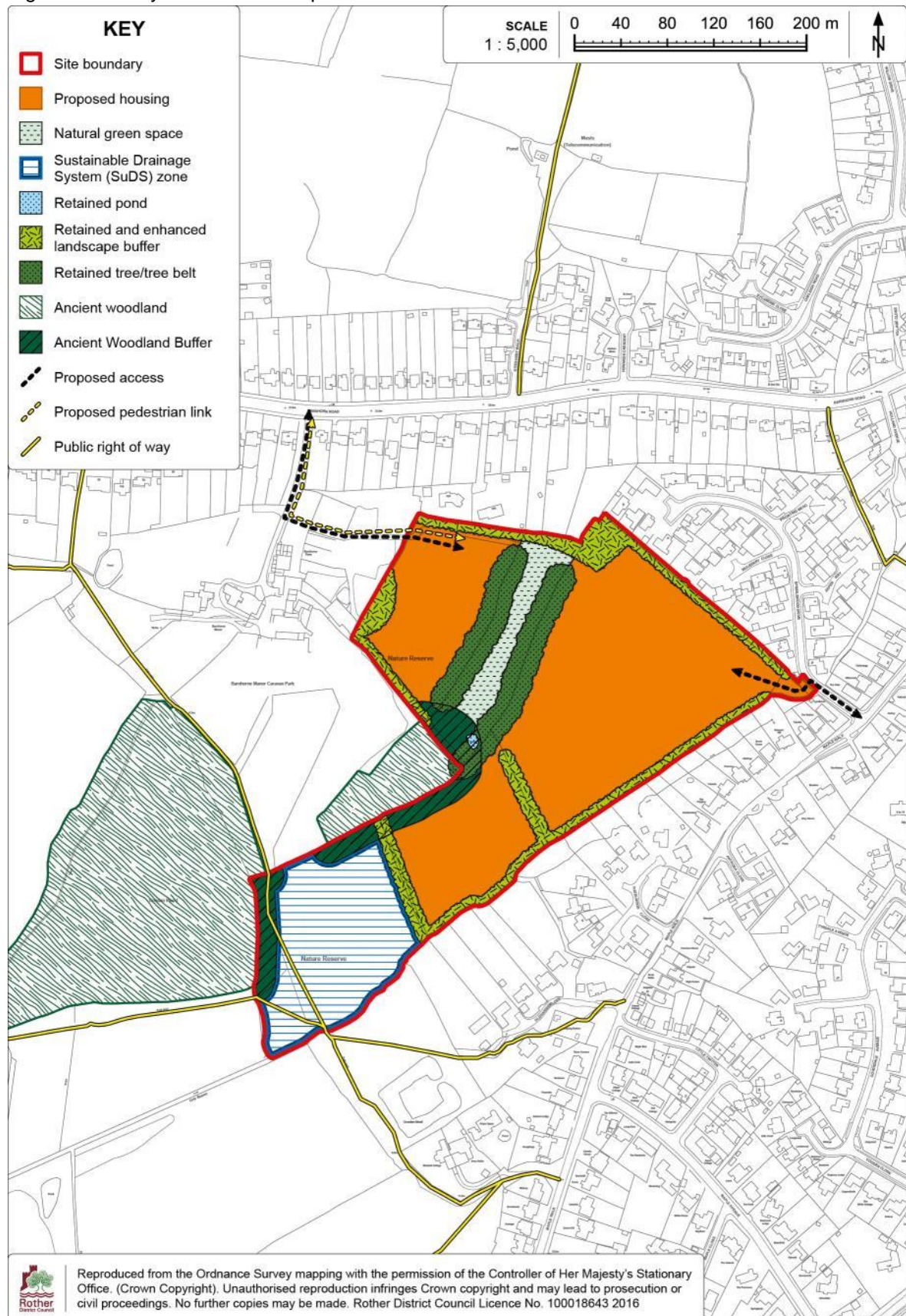
Land off Spindlewood Drive, Bexhill as shown on the Policies Map, is allocated for residential development. Proposals will be permitted where:

- (i) some 160 dwellings are provided, of which 30% are affordable;
- (ii) highway access is provided from Spindlewood Drive and Barnhorn Road, alongside offsite highway works to make the development acceptable in highway terms;
- (iii) a pedestrian footpath link is provided to Barnhorn Road and footpath improvements are made at the Spindlewood Drive access;
- (iv) improvements are made to existing local bus stop infrastructure and a financial contribution towards improving local bus services;
- (v) provision is made for the retention and enhancement of existing boundary planting, particularly in relation to the existing Tree Preservation Orders on adjacent sites and the north and north-eastern boundaries of the site as indicated on the Detail Map;
- (vi) suitable provision is made for children's play space in the form of both a Locally Equipped Area for Play (LEAP) and a Local Area for Play (LAP);
- (vii) a green corridor is provided through the centre of the site between two areas of existing adjacent woodland areas for ecological and public recreational use, as indicated on the Detail Map. The corridor will include the retention and enhancement of the existing pond only for ecological value and not as part of the SuDS system, which should form part of an enhanced buffer to the adjacent Ancient Woodland;
- (viii) elsewhere, a woodland buffer to protect the Ancient Woodland to the south west of the site of at least 15m depth will be required;
- (ix) provision is made for any significant archaeological artefacts identified through a trial trench investigation to be preserved in situ on the site;
- (x) a connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider.
- (xi) in accordance with policy DEN5 'Sustainable Drainage', at least two forms of appropriate SuDS are incorporated 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 Pevensey Levels Special Area of Conservation/RAMSAR site;

- (xii) provision is made for any protected species found to be using the site, and where necessary, includes appropriate mitigation and / or compensation for any loss of habitat, including retaining physical linkages through the central wildlife corridor as indicated on the Detail Map; and**
- (xiii) care is taken in respect of the amenity of adjoining residential properties to the north, north east and south east and to the existing character of the countryside and farm complex to the south west and west.**

9.102 The Detail Map below provides an indicative general layout of the development site.

Figure 29: Policy BEX9 Detail Map



Site Allocation: Land at Northeye (Former UAE Technical Training Project), Bexhill

- 9.103 This large, part brownfield/part greenfield site lies on a north-facing slope extending down to the edge of the Pevensey Levels on the north side of the A259, a little beyond the western extent of Bexhill. Access is provided by Wartling Drive, served off Coneyburrow Lane, a short distance from its junction with the A259.
- 9.104 The site was a training centre for the United Arab Emirates, but ceased some years ago and the site is presently mothballed. There is no intention to bring the site back into training use for its purposes. Hence, the site is available for redevelopment.
- 9.105 Of note, its somewhat exposed countryside location reflects the fact that the site was originally established as a RAF base in 1944 and then developed as a prison, which existed until 1992 before being taken over by the United Arab Emirates.
- 9.106 The total site area is approximately 15ha, with a variety of accommodation, education and operational buildings covering about 9ha. The remainder is open and undeveloped, the northern part previously providing recreation fields for the Centre. The central area alongside the stream which runs through the site is in Flood Zone 3. A small residential estate sits alongside the approach to the site off Wartling Drive. Otherwise, the setting is very rural in character.
- 9.107 It is evident that this is a very sensitive site, most notably due to its position adjacent to an internationally-designated ecological site of the Pevensey Levels, its largely rural setting and associated visual exposure, as well as being somewhat isolated from the main built-up area of Bexhill.
- 9.108 New development in such a situation would normally be resisted, but given the brownfield nature of a large part of the site, redevelopment of that area (excluding land that falls in Flood Zone 3) should be proactively planned for.
- 9.109 A Landscape Study⁶³ has been undertaken to inform this allocation. This concludes that redevelopment of the site would provide an opportunity to plan for a high quality development within an appropriate landscape setting. This would enhance the character of this part of the urban fringe and the transition from the town to the open and sensitive Levels. The removal of the austere boundary fence would also enhance local views. The existing open areas of Northeye (open space to the east of Wartling Drive and the recreational area east of the stream) contribute positively to local landscape character and blend in to the wider, sensitive area of the Levels.
- 9.110 The Study concludes that the brownfield part of the site could be suitable for housing, employment, tourism or a mix of those uses. However, there appears to be limited commercial interest for tourism or employment uses. The greenfield part of the site, east of the stream, should remain open and undeveloped.

⁶³ [Insert relevant weblink](#)

- 9.111 The brownfield part of the site (outwith of the area located in Flood Zone 3) is considered suitable for residential development, the area east of the stream to remain open and set aside for playing pitches, to contribute to meeting the strategic need identified through the Playing Pitch Strategy.
- 9.112 To the south-east, Ticehurst Avenue runs through the existing housing area into 'Principal Close' and the area of administrative buildings. This could be extended into this part of the site, developed with a small area of houses of a similar layout, scale and relatively high density to the existing estate (as shown on the Detail Map below), also being well contained in views from the wider countryside. A terrace of houses could be provided on the site of the existing Northeye car park off Wartling Drive. This would mirror the residential housing on the opposite side of the road.
- 9.113 The central part of the site, west of the stream, which is currently enclosed by the former prison security fence, would continue to be accessed off Wartling Drive. The sloping nature of the site and the sensitivity of the surrounding views influence the scale of potential buildings on this part of the site. Housing here would need to be of a lower density to the surrounding Wartling Drive estate and with larger gardens than the existing (as shown on the Detail Map as the low density area), with a variety of roofscapes and green space, as outlined below.
- 9.114 Proposed housing development on the site would need to be of a high quality design and layout. The layout of access roads should follow the contours of the site, so that proposed development steps down the slope minimising the need for retaining structures. Materials should be in keeping with the local vernacular, using local stock bricks and clay tiles or ideally green roofs.
- 9.115 The open space and associated boundary trees already provide a buffer between the built development on the site and the wider countryside to the north. The existing wooded area to the north of this space should be managed and the planting enhanced to create a buffer to views from the surrounding countryside. A landscape buffer of locally characteristic native tree and shrub planting should be introduced around the western and northern boundaries. This would help to integrate future development with the wider countryside. The existing Lombardy Poplars on the western and northern boundaries could be gradually replaced with more characteristic native woodland planting, which would require adequate space for tree planting on the boundaries.
- 9.116 The stream valley which runs through the site forms a distinct boundary to the built up part (brownfield area) of the site. This should be retained and managed as the boundary to built development on the eastern side of the site area.
- 9.117 The area located within Flood Area 3 should be kept free from development. This would also allow for a wider landscape buffer to the countryside on this boundary. This area may provide an opportunity to provide sustainable drainage (SuDs) for the development site.

- 9.118 The site is located within the Pevensey Levels SAC/RAMSAR Hydrological Catchment where, in accordance with the Plan's Habitats Regulations Assessment (HRA), a minimum of two types/stages of Sustainable Drainage (SuDS) treatment will be required in order to address the possible negative effects from surface run-off and hydrological pathways on the water quality in the Levels. The SuDS should also be designed to provide multiple benefits in terms of not only maintaining water quality but also promoting opportunities for ecological and recreational enhancement and reinforcing local landscape character and the design of the development. Any proposal to develop the site must be accompanied by a Habitats Regulations Assessment to determine beyond reasonable scientific doubt that the requisite SuDS mitigation is achievable and that any adverse impact on the integrity of the Levels can be avoided.
- 9.119 Given the previous use of the site and its on-going management, it is not anticipated that any part of the site is functional habitat for bird species associated with the RAMSAR site designation. However, a detailed survey will need to be undertaken review this. If proposals are likely to have a significant effect then an Appropriate Assessment would be required and mitigation measures implemented.
- 9.120 There is an outstanding need for additional playing pitches within Bexhill as identified within the Playing Pitch Strategy, particularly for football in terms of the needs for enclosed ground. The open space area of former recreational area/playing fields, which lies to the north-east of the stream, would need to be kept open. While built development would be intrusive in this area, a playing fields use would be acceptable in principle. Careful consideration would need to be given to the impact of structures and floodlighting, use of the latter being for restricted hours and fully cut off to avoid adverse night time impacts. It would be reasonable to accommodate a single storey pavilion/changing rooms to replace the existing building on the eastern side of the stream. A small area of well-designed and screened parking to serve should also be provided to the east of the stream using the existing bridge access to minimise the impact on existing trees.
- 9.121 A landscape-led masterplan would ensure that development is successfully integrated into the landscape and provides enhancements to the landscape and visual amenity of the area, with the built form broken up by vegetation and open spaces.
- 9.122 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.
- 9.123 A connection from the site to the nearest point of the foul sewerage network with adequate capacity will need to be made in consultation with the service provider and the detailed layout of development should take account of the nearby wastewater pumping station to minimise land use conflict.

Policy BEX10: Land at Northeve (Former UAE Technical Training Project), Bexhill

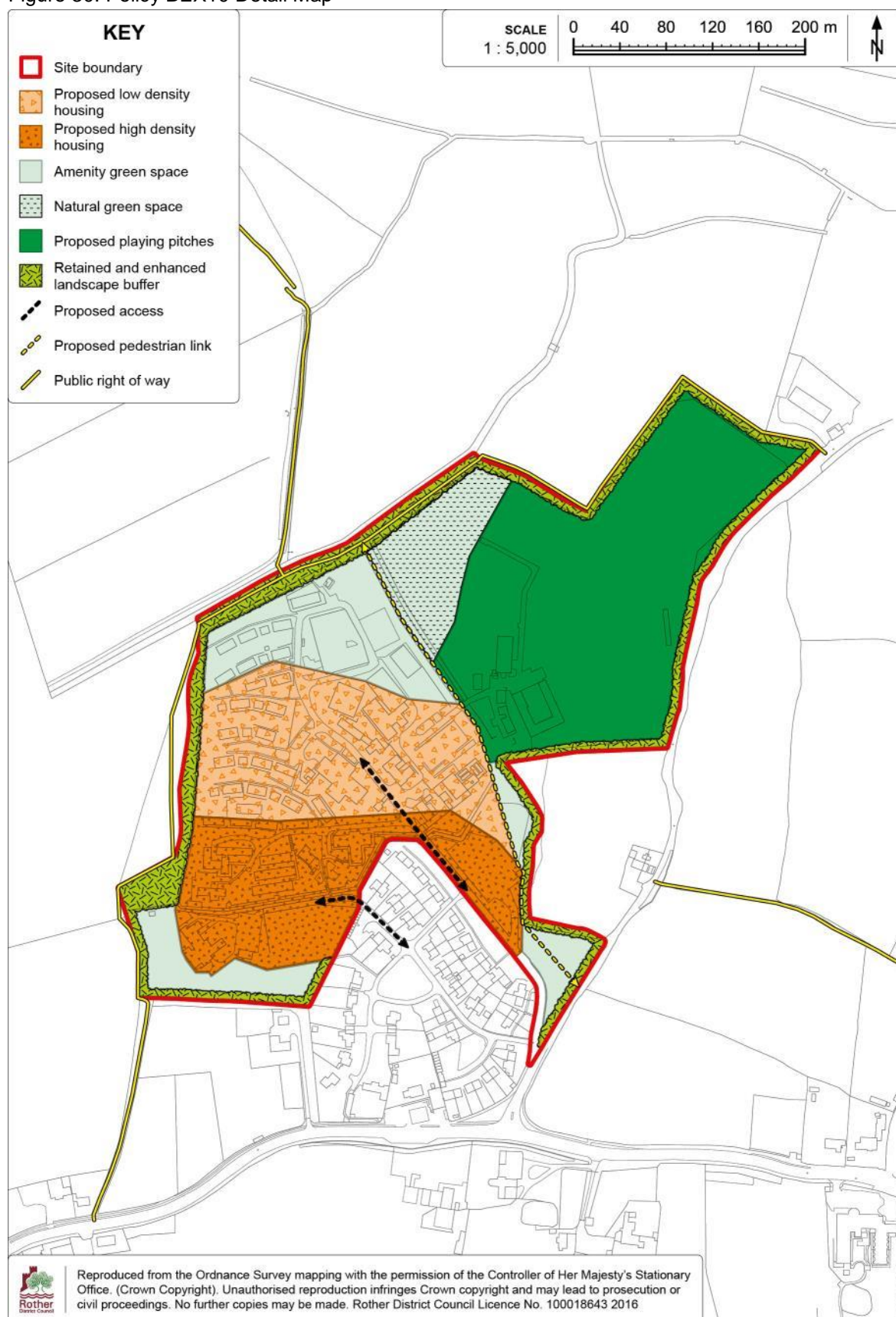
Land at Northeve (Former UAE Technical Training Project), Bexhill as shown on the Policies Map, is allocated for residential development and playing pitches. Proposals will be permitted where:

- (i) some 140 dwellings are provided on the southern part of the site as indicated on the Detail Map, 30% of which should be provided as affordable housing;
- (ii) a full size adult football pitch and/or a senior cricket pitch is provided on the northern part of the site as indicated on the Detail Map, alongside associated ancillary changing and parking facilities to serve the playing pitch;
- (iii) highway access is provided from Wartling Drive and Principal Close, via Coneyburrow Lane, alongside offsite highway works to made the development acceptable in highway terms;
- (iv) in accordance with policy DEN5 ‘Sustainable Drainage’ at least two forms of appropriate SuDS are incorporated and an Appropriate Assessment under the Habitat 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;
- (v) suitable provision is made for children’s play space in the form of both a Locally Equipped Area for Play (LEAP) and a Local Area for Play (LAP);
- (vi) the Public Right of Way (PROW) is reinstated through the middle of the site, following the stream corridor together with a financial contribution towards improvements to the existing PROW network in the locality;
- (vii) improvements are made to existing local bus stop infrastructure and a financial contribution towards improving local bus services;
- (viii) provision is made for the retention and enhancement of existing landscape buffers with locally characteristic native tree and shrub planting, particularly on the western and northern boundaries; and
- (ix) a connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider.

Development of the site should be through a Green Infrastructure framework and landscape led masterplan.

9.124 The Detail Map below provides an indicative general layout of the development.

Figure 30: Policy BEX10 Detail Map



Site Allocation: Land at Sidley Sport and Social Club, Bexhill

- 9.125 The site is located within the Sidley area of Bexhill and comprises a 2ha area of grassed, open space formerly used as a playing field accommodating a full size adult football pitch and a full size cricket pitch with an ancillary clubhouse building.
- 9.126 The site is within a predominantly residential area, being bordered by the rear gardens of houses on North Road on its western side, bungalows at Festival Gardens on its northern side and, on its southern side, are flats on Glovers Lane. Buckholt Lane, a public right of way, borders the eastern side of the site and there are houses on Ingrams Avenue on the opposite side of this Lane.
- 9.127 The site is located about 80metres from Sidley's main shopping area which is focused around Ninfield Road to the south-west of the site.
- 9.128 The southern part of the site is relatively level but the northern part slopes gently upwards towards its northern boundary. The site is otherwise largely covered by grass and there are some mature trees on its boundaries.
- 9.129 The site is designated an Asset of Community Value. This scheme is intended to assist communities to preserve buildings or land that they consider important to their social wellbeing.
- 9.130 The Council has undertaken a Feasibility Study⁶⁴ to establish the most appropriate use/s for the site and set out these options whilst establishing whether they are economically viable and sustainable over an extended period of time. The Study sets out three shortlisted options, based on the likely viability and overall benefit of the facility mix and future usage and also sets out options for a future management structure to oversee on-going delivery and development of the site. The Study indicates that the most viable option for sports use on the site is a full size 3G Artificial Grass Pitch (AGP) along with associated ancillary changing facilities and community hub space.
- 9.131 The site is therefore proposed for a full size 3G Artificial Grass Pitch (AGP) along with associated ancillary changing facilities, a community hub and associated open space.
- 9.132 In order to facilitate the use of the site for playing pitches the existing access from Glovers Lane will need to be improved as will walking and cycling connections. Adequate parking will need to be provided in accordance with the relevant standards.

⁶⁴ [Insert relevant weblink](#)

- 9.133 The site boundaries should be enhanced to improve the relationship with neighbouring residential properties as well as an enhancement to local biodiversity. Any planning application will need to include provision for the protection and enhancement of biodiversity, including translocation of reptiles and appropriate protection or mitigation for light-sensitive species in accordance with a lighting design strategy and species activity surveys.
- 9.134 The 3G AGP will require an acoustic barrier around the perimeter of the playing pitch/spectator area to mitigate the impact of noise from the pitch. An application will need to be accompanied by a noise impact assessment.
- 9.135 Whilst it is expected that the facility will provide an enclosed ground for at least one football club in Bexhill, to ensure a safe, well managed and viable sports facility, it is expected that a Community Use Agreement will be secured with any planning permission to ensure community access to the facility, covering details of pricing policy, hours of use, access community users, management responsibilities and include a mechanism for review.
- 9.136 The use of the site as a 3G AGP will require the use of a floodlighting to allow year round use. The use of floodlighting will be controlled by planning condition for any subsequent planning permission.
- 9.137 The site has a high potential to contain prehistoric, Roman and medieval remains. An archaeological assessment would be a planning application requirement.
- 9.138 There are no existing surface water sewers in the vicinity of the allocation site and as such any proposal would need to make adequate provision for SuDS drainage in accordance with Policy DEN5.

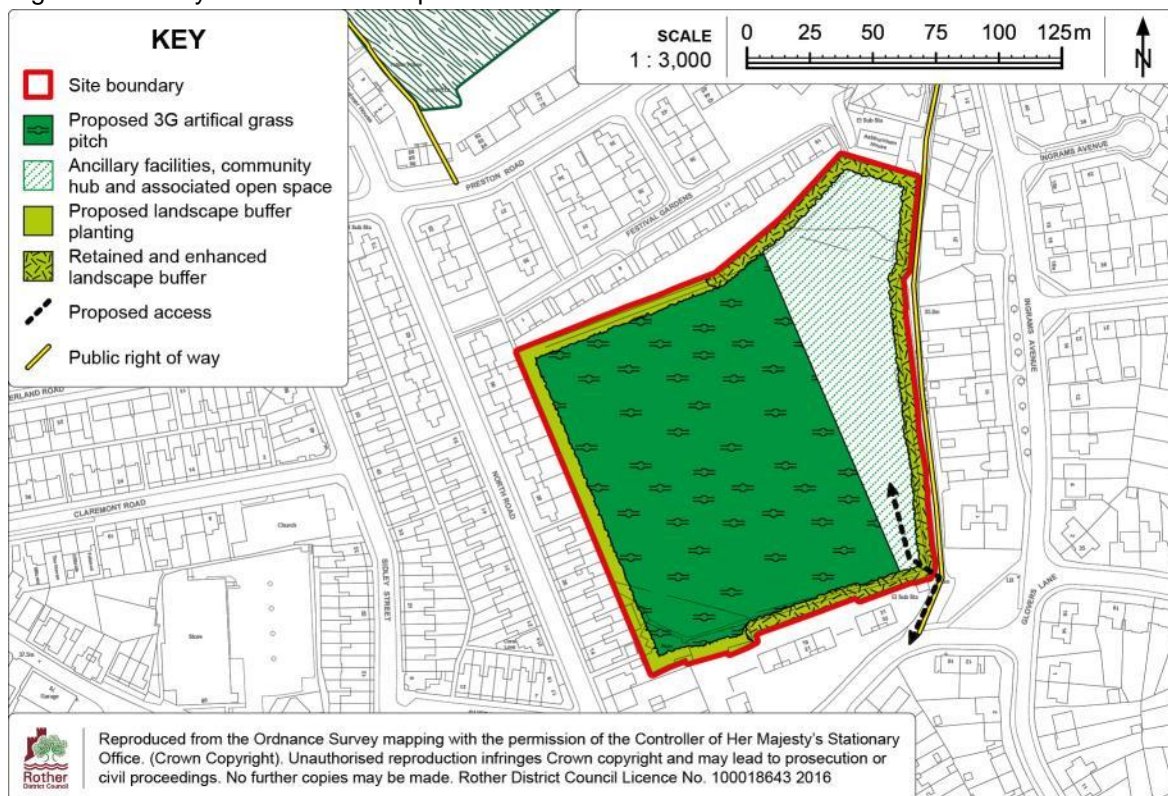
Policy BEX11: Land at Sidley Sport and Social Club, Bexhill

Sidley Sports and Social Club, Glovers Lane, as shown on the Policies Map, is allocated for playing pitches for formal sport and ancillary changing facilities, a community hub and associated open space. Proposals will be permitted where:

- (i) one full size 3G Artificial Grass Pitch (AGP) for formal sport is provided, alongside associated ancillary changing facilities, community hub space and open space, as indicated on the Detail Map;
- (ii) an acoustic barrier is provided on the perimeter of the playing pitch/spectator area to mitigate noise impact on the surrounding residential properties;
- (iii) provision is made for the protection and enhancement of site's boundaries in order to enhance biodiversity and improve the relationship with neighbouring residential properties, as indicated on the Detail Map. Provision should include the translocation of reptiles and appropriate protection or mitigation for light-sensitive species in accordance with a lighting design strategy and species activity surveys;
- (iv) a Community Use Agreement accompanies the application to ensure community access to the facility. The Agreement shall include details of pricing policy, hours of use, access by non-school users, management responsibilities and include a mechanism for review;
- (v) highway access is provided from Buckholt Lane, via Glovers Lane, alongside any offsite highway works to make the development acceptable in highway terms;
- (vi) linkages to the wider transport infrastructure that supports local accessibility for both cyclist and pedestrians are incorporated, including connections to the proposed Bexhill Cycle Network; and
- (vii) sustainable drainage (SuDS) is provided in accordance with Policy DEN5.

9.139 The Detail Map below provides an indicative general layout of the development site.

Figure 31: Policy BEX11 Detail Map



Bexhill Town Centre and Retail Needs

- 9.140 The Core Strategy highlights, at Policy BX2, the central role of Bexhill town centre as the commercial and cultural heart of the town, as well as its retail investment potential.
- 9.141 The Council is very supportive of ensuring a vibrant shopping environment, building on the town centre's considerable strengths in terms of the mix of land uses and strong architectural and historic character, as well as the close linkages between the seafront and the town centre.
- 9.142 Bexhill's many small independent shops help lend the town centre its special character. These small independent shops provide an important role in serving the day-to-day needs of local residents, workers and visitors and can provide consumer choice and local employment. The cafés and restaurants in the town play an increasing role in the vibrancy, and diversity, of the town centre.
- 9.143 In line with national planning policy and Core Strategy policies (see below), it is important that Bexhill town centre is the focus of both retail growth, particularly given its accessibility by all modes of transport and the complementary presence of a range of shops and services that are vital for the well-being of the local residents.

- 9.144 In line with Policy EC7 of the Core Strategy, to help the town centre maintain and strengthen its trading position, especially given the competition from nearby town centres, retail investment is directed firstly towards the existing designated centre, then if no opportunities exist to edge-of-centre locations to sites that are well connected to the town centre, to encourage linked trips to the centre.
- 9.145 The Core Strategy's strategy for Bexhill town centre (Policy BX2) seeks to '*provide for some 2,000sqm additional convenience goods and 4,000sqm comparison goods floorspace, primarily through 'edge of centre' retail expansion on the north side of the railway, as well as effective use of town centre accommodation.*'
- 9.146 An allocation of land for a convenience goods-led retail development is set out below in line with this expectation, as further advised by a recent Retail Capacity Study. Other smaller sites may come forward for redevelopment or intensification within Bexhill Town Centre, including the identified Primary Shopping Area. Such sites and premises will be favourably considered for retail use in accordance with Policy EC7 in the Core Strategy.
- 9.147 This Retail Capacity Study (2018)⁶⁵ updates Core Strategy position in respect of comparison goods floorspace needs. It concludes that future expenditure growth on comparison goods should be met within existing comparison goods shops in the town centre rather than through new additional floorspace. Therefore, no further allocation for comparison goods floorspace is made within this Plan.
- 9.148 Meanwhile the designation of a 'Cultural Area' focuses the enhancement of the cultural facilities and activities "offer" and to improve patronage and evening economy around the seafront as a significant amenity asset to the town.
- 9.149 Policy is also set out below the identification of an area earmarked for enhancement between London Road and Sackville Road, where a focus for public realm and traffic movement improvements should be secured to enhance the appeal of these streets which form the approach to and part of the town centre.
- 9.150 The District centres of Little Common and Sidley also form an important function in fulfilling day-to-day shopping needs to local communities. Their function and physical extents are detailed further below.

Bexhill Town Centre and Primary Shopping Area

- 9.151 The National Planning Policy Framework indicates that planning policies should define a hierarchy of town centres, whilst also defining the extent of town centres and primary shopping areas.
- 9.152 Bexhill's 'shopping centres' in the Core Strategy follow a hierarchy with Bexhill being the town centre, and District Centres being Little Common and Sidley. A variety of 'Town Centre' uses are directed to these centres, Policy BX2 in the Core Strategy sets out this approach.

⁶⁵ [Add weblink](#)

- 9.153 The town centre is the most sustainable location for retail investment with good accessibility by a range of means of travel, with the 'primary shopping area' being the main concentration of retailing and associated high street uses. The purpose in identifying the primary shopping area is to support the primary retail function of the town centre. Increasingly cafes and restaurants are playing an increasing role in the function of the Town Centre.
- 9.154 Accessibility and public realm improvements will be key to strengthening the town centre's position, and a town centre traffic management strategy is envisaged. This strategy will be prepared in conjunction with East Sussex County Council and will articulate a cohesive approach to town centre traffic movement, connectivity and the public realm, including the management thereof, recognising the relationship between traffic management, connectivity and the public realm with the wider vitality and viability of the Town Centre. The strategy will be expected to encompass sustainable transport initiatives, accessibility of the town for cars, pedestrians, cyclists and public transport, traffic management within the town centre, including car-parking provision and location, and the potential for 20mph zones, pedestrian and social zones particularly along Devonshire Road and Western Road and public realm design, management and maintenance. The introduction of Civil Parking Enforcement is seen as a key element of improving accessibility within the Town Centre.
- 9.155 The Bexhill Town Centre and Primary Shopping Area boundaries are defined on the Policies Map with respective policies set out below.

Policy BEX12: Bexhill Town Centre

Bexhill Town Centre, as defined on the Policies Map, will be the focus for retail and other town centre uses.

Within the Town Centre, the loss of significant town centre uses will be resisted.

Traffic management improvements for cyclists, public transport users, and particularly pedestrians to provide better access within the town centre will be supported. Public realm improvements to enhance the environmental quality and appearance of the town centre are encouraged.

Policy BEX13: Bexhill Town Centre Primary Shopping Area

The Bexhill Town Centre Primary Shopping Area, as defined on the Policies Map, gives priority to retail and associated services (A1 and A2 uses) and seeks to protect the predominant shopping role and character of the area by controlling the loss of such units.

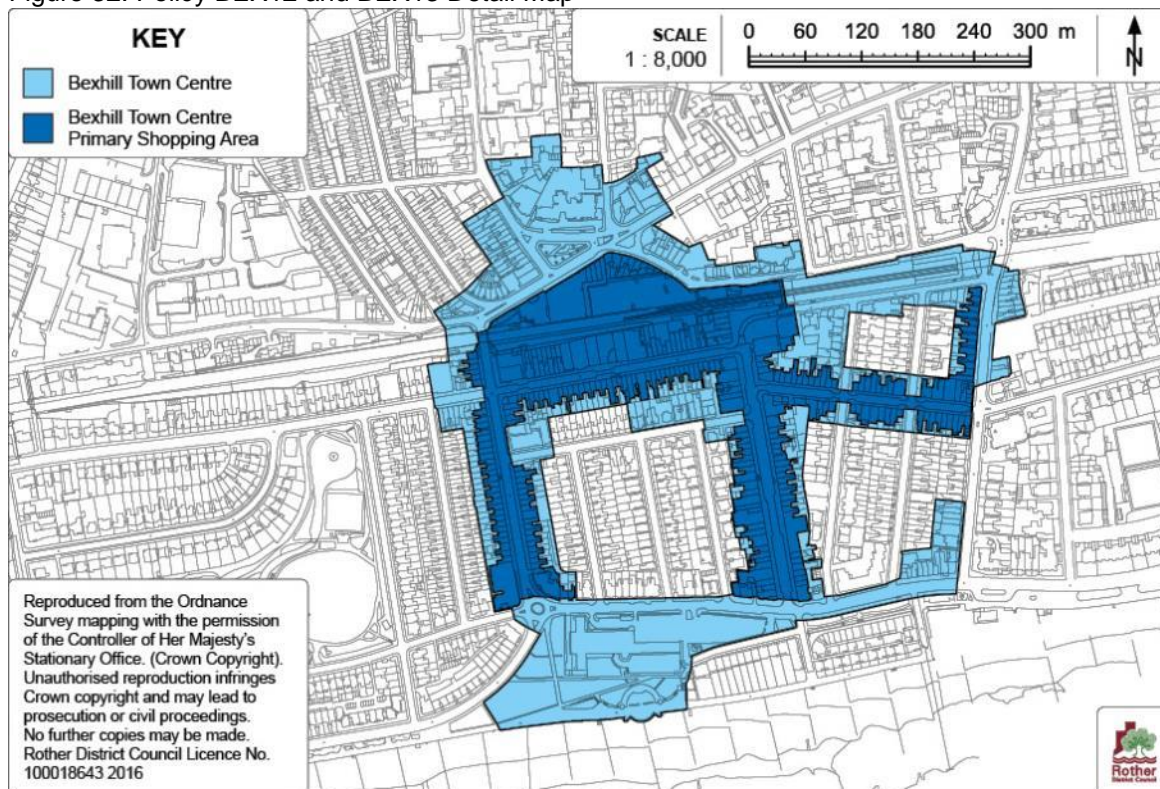
Planning permission will be granted for the introduction of new shops and the expansion or refurbishment of existing premises, subject to compatibility with other Plan policies.

In schemes for the redevelopment and change of use of sites within this area, regard will be made to the following factors:

- (i) whether there is harm to the shopping character, diversity and vitality of the area;
- (ii) the size and type of unit, with support for the provision of new and retention of larger retail units;
- (iii) the type and characteristics of other uses in proximity to the application site; and
- (iv) the need to avoid an over-concentration or clustering of non-retail uses.

Where appropriate, Consideration should also be made to Policy DEC1 shopfronts.

Figure 32: Policy BEX12 and BEX13 Detail Map



Site Allocation: Land south-east of Beeching Road, Bexhill

- 9.156 Given the historic character, mix of ownership and already intensive use within the town centre, there is little opportunity for a large scale redevelopment to accommodate the level of convenience goods floorspace identified within the Core Strategy for Bexhill within the town centre boundary. Therefore, the Council must apply the sequential test in the consideration of sites to accommodate the floorspace, by firstly looking at edge-of-centre sites (i.e. within 300 metres of the town centre boundary) and, if necessary, out-of-centre sites with good links to the town centre.
- 9.157 Work undertaken for the Council by GL Hearn in 2013 and GVA in 2018 considered a number of sites in terms of suitability to accommodate convenience goods retail floorspace and their location in proximity to the town centre. The only edge of centre site which can be considered available and suitable for retail redevelopment is 'Land South-East of Beeching Road'. The centre of site is within the 300m threshold to be considered edge of centre. The route from the edge of the town centre is relatively flat and there are no obstacles which would hinder the scope for linked trips with the town centre. Even so, to achieve linked trips to the town centre, direct, attractive and safe pedestrian links from the site and along Terminus Road towards the town centre are vital.

- 9.158 Maximising the potential for linked trips – and hence the benefit for the town centre - also requires clear visibility between a store and Terminus Road. Hence, it would involve some loss of business units at least at the south-eastern section of the Beeching Park complex. Also, the location of the store car park is likely to be a key factor in promoting linked trips with the town centre; hence, it would be best located towards the Terminus Road end of the site.
- 9.159 The site proposed for (convenience) retail-led redevelopment located on the south-eastern of Beeching Road is shown on the Policies Map. It is approximately 2.7 hectares, which has the capability to contain approximately 2,000sqm convenience goods floorspace.
- 9.160 The site presently comprises of a mix of uses, predominantly employment uses, but with some large vacancies, a mixture of large format warehouse buildings and smaller terraces of start-up type units. There is an existing public car park, scout hut, veterinary surgery and coach/lorry park within the area. There is also a Police Station adjacent to the site and predominantly two-storey residential properties along the eastern boundary (Reginald Road).
- 9.161 The site is largely in a single freehold ownership but there are multiple leases and sub-leases, although there has been some consolidation of leasehold ownerships in recent years.
- 9.162 There are significant level differences across the site, falling from Beeching Road in the west towards the eastern boundary. There is a culvert which runs through the site which would have a bearing on the siting of new buildings, requiring an 8 metre easement from the culvert. 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.
- 9.163 There is an existing footpath along the eastern boundary of the site joining Terminus Road with Wainwright Road, but it is narrow, unmade and uninviting. There are further footpaths crossing the site joining the Beeching Road estate eastwards to join with Reginald Road/Victoria Road and a further path westwards joining back to Beeching Road. There is no existing pedestrian crossing across Terminus Road between Beeching Road and Sackville Road/Buckhurst Place.
- 9.164 Redevelopment proposals for retail floorspace will only be considered acceptable where at least the minimum frontage to Terminus Road indicated on the Detail Map is achieved, to provide direct, high quality and attractive pedestrian links between the store, its car park and the town centre. This will include off-site highway works to secure environmental improvements to the pedestrian route along Terminus Road and the northern end of Sackville Road.
- 9.165 It is expected that any displacement of existing businesses would be re-provided elsewhere within the Estate, possibly in the area set aside for employment redevelopment to the north of the retail allocation, shown on the Detail Map below.

- 9.166 There is further scope for the redevelopment to include the provision of new office space in this area which would complement provision elsewhere in the town. There is an opportunity to re-site the scout hut within the locality in association with a redevelopment, but this would need to be compliant with Policy DCO1.
- 9.167 It is also expected that a contribution to off-site highways works will be required to improve the junction of Beeching Road and London Road as part of the wider traffic management improvements referred in Policy BEX12.
- 9.168 There is an existing public car park located on the site and it is expected that an agreement is made for the store's car park to be made available for use by the public. Consideration will need to be given to relocating the existing coach and lorry park within the site as part of proposals and provide for an equivalent quantum of spaces, in liaison with the District Council.
- 9.169 Any future planning application must be accompanied with a retail impact assessment, in line with Policy EC7. Planning permission will only be granted where the proposed retail floorspace does not harm the viability of Bexhill town centre and makes a clear, positive contribution to the town centre via linked trips.
- 9.170 The need for additional comparison goods floorspace is expected to be provided within the town centre as set out above. Therefore, non-food sales should be restricted, meaning that they should account for a small and ancillary part of the store and not provided in a separate unit(s).
- 9.171 The site has a medium potential to contain prehistoric, Roman and medieval remains. An archaeological assessment would be a planning application requirement.
- 9.172 A connection from the site to the nearest point of the foul sewerage network with adequate capacity will need to be made in consultation with the service provider and the detailed layout of development should take account of the nearby wastewater pumping station to minimise land use conflict.

Policy BEX14: Land south-east of Beeching Road, Bexhill

Land south-east of Beeching Road, as shown on the Policies Map, is allocated for convenience retail development. Proposal will be permitted where the scheme:

- (i) provides 2,000sqm of convenience floorspace and provides only food ancillary retail sales, and excludes a pharmacy and any other form of service outlet which might undermine the vitality and viability of the town centre;**
- (ii) includes provision for the development of office units, if practicable;**

- (iii) is accompanied with a Retail Impact Assessment in line with the requirements of Policy EC7;
- (iv) provides at least the minimum direct frontage onto Terminus Road, as indicated on the Detail Map, to make a positive contribution to linked trips and create a visual connection with the Town Centre;
- (v) brings forward direct and attractive pedestrian links between the store, its car park and the town centre, including the environmental improvement of pedestrian links across Terminus Road and the northern end of Sackville Road;
- (vi) provides consequential offsite highway works to improve the junction of Beeching Road and London Road, alongside a financial contributions towards the improvement of public transport to serve the development;
- (vii) locates the store's car park on the southern part of the site and agreement is made for the car park to be made available for use by the public;
- (viii) an assessment of the options to re-provide the existing coach and lorry park in undertaken, in liaison with the District Council, and suitable alternative provision made;
- (ix) existing occupiers of premises located within the site are re-provided north of the retail allocation in the area set aside for employment redevelopment, shown in the Detail Map. If required, an alternative scout hut premises should also be provided for elsewhere in the locality in line with Policy CO1;
- (x) a connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider;
- (xi) an 8 metre built development exclusion zone from main river culvert which passes through the site, is achieved to allow access to the existing outfall;
- (xii) in accordance with Policy DEN5 'Sustainable Drainage', appropriate SuDS are incorporated within the development; and
- (xiii) demonstrates that the access arrangements and the service yard are located in a position that protects the residential amenity of adjacent properties.

The masterplanning of the site should take account of nearby wastewater pumping stations to minimise land use conflict.

9.173 The Detail Map below provides an indicative general layout of the development site.

Bexhill Cultural Area

- 9.174 The arts and cultural offer in Bexhill is centred around the De La Warr Pavilion – a Grade I listed building which is internationally renowned for art installations and venue for live music and the arts. To the south lies the restored Grade II listed Colonnade, and the Bexhill Rowing Club, to the east the Grade II listed terrace of residential properties Marina Court Avenue, then Marina Arcade which comprises of a mixture of commercial and residential uses, and lastly Bexhill Sailing Club and the war memorial. Meanwhile the West Parade leads away from the Pavilion to Bexhill Museum to the west. The De La Warr Pavilion and its surrounding area is seen as a significant asset and hub for cultural and social activity within the town being the focal point for events such as the 'Bexhill Festival of the Sea' and 'Bexhill Motofest' and being critical in not only providing local amenity but also attracting visitors from further afield.
- 9.175 The designation of a 'cultural area' affords the opportunity to focus the enhancement of the activity and facilities offer to improve patronage and evening economy around the seafront as a significant amenity asset to the town.
- 9.176 The cultural area boundaries area shown in Figure 34 below.

Policy BEX15: Bexhill Cultural Area

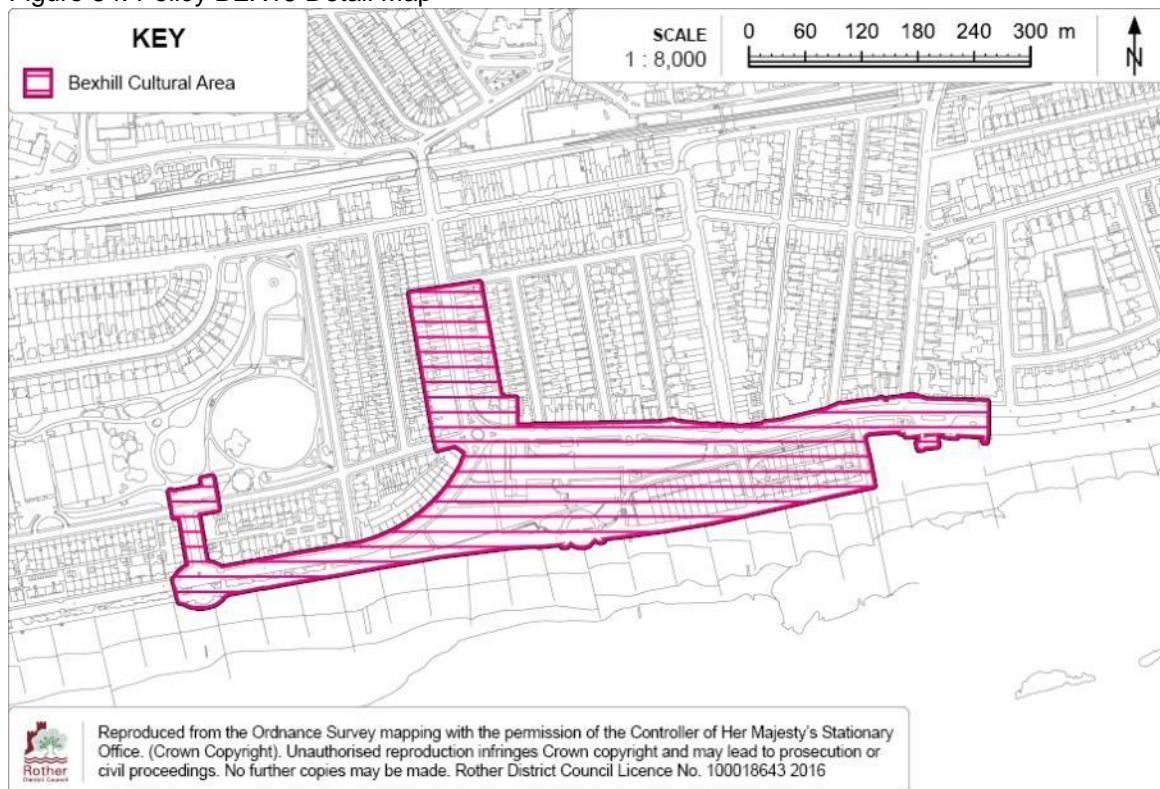
Bexhill Cultural Area is defined on the Policies Map and will be the primary focus for arts, culture and tourism activities within the town. Within the cultural area, as defined on the Policies Map, the loss of significant existing arts, culture and tourism uses will be resisted.

Improvements to the quality of the public realm to complement the arts, culture and tourism offer, to improve the quality of the promenade experience, to strengthen connections between the beach and the town, and create a sense of place in keeping with the destination role of the seafront will be supported.

Façade restoration to reinstate the original architectural features at Marina Arcade will be supported, subject to compatibility with other Local Plan policies.

Additional infrastructure, including high quality visitor accommodation, to support cultural activity and facility offer in close proximity to the Cultural Area will be encouraged, subject to compatibility with other Local Plan policies.

Figure 34: Policy BEX15 Detail Map



London Road – Sackville Road Enhancement Area

- 9.177 Travelling into Bexhill along the A259, the A269 or the new Combe Valley Way, the Town Centre is approached via the southern section of London Road, Buckhurst Place and Sackville Road. Sackville Road also continues to the seafront and the De La Warr Pavilion.
- 9.178 However, this route does not appear as an obvious or easy “gateway” for people approaching to the Town Centre either on foot or by car and, furthermore, it presents a poor initial impression.
- 9.179 Large advertising hoardings adjacent to the A259 junction do not set a high quality tone on entering London Road. Traffic flows, particularly on the northern section between Chepbourne Road and the A259, are regularly impeded by cars illegally parked on yellow-lined sections on both sides of the road, in some cases mounting the kerb, which adds to the general poor appearance of the street and limits the footway width on both sides. Traffic queues regularly form in London Road from the traffic lights at the A259, while the lack of a right-hand turn lane into Beeching Road can also cause queuing at the junction with the A259. Whilst there are private car parks for a few businesses, there is no readily accessible public off-street parking to support the wide range of shops along London Road.

- 9.180 Shops variously serve either the local catchment or seek to take advantage of the through-route location. However, not untypical of fringe retail areas in a constrained environment, the presentation of shopfronts and advertising can be poor and lacking continuity appearance, often also reflected in the upper parts of the buildings. Vacant units occur regularly and can become an eyesore. The condition and mix of materials on footways and several private forecourts is variable.
- 9.181 Buckhurst Place (also referred to as “Town Hall Square”) benefits from its central Green, with flower beds and Cherry trees, but any “sense of place” is not helped by long flank brick wall of Sainsbury’s. In addition dominating traffic flows, on-street parking and the prominent taxi rank around the gyratory create confusion for some users and pedestrian crossing difficulties, particularly on the western side across the square.
- 9.182 Sackville Road contains Edwardian terraces worthy of the Conservation Area status. However, entering it from the north is inauspicious, the junction with Buckhurst Place and Terminus Road having an awkward road layout, slow-moving traffic and hoardings dominating the railway arch, along with narrow pedestrian footways through the arch. The condition of buildings is generally good and there is a mix of activities, including retail, food and drink (which are also present on London Road) and residential (although predominantly on the upper floors). However, there is a marginal “feel” to commercial activities, which may not be helped by constantly occupied on-street parking spaces.
- 9.183 The significance of these streets to the appeal of, an approach to, the Town Centre is considered to warrant positive plans for their enhancement. Priorities include improvements to traffic flow, parking, pedestrian safety and public realm enhancements and supporting commercial activities, including promoting cultural uses close to the De La Warr Pavilion (see Cultural Area proposal in Policy BEX15).

Policy BEX16: London Road – Sackville Road Enhancement Area

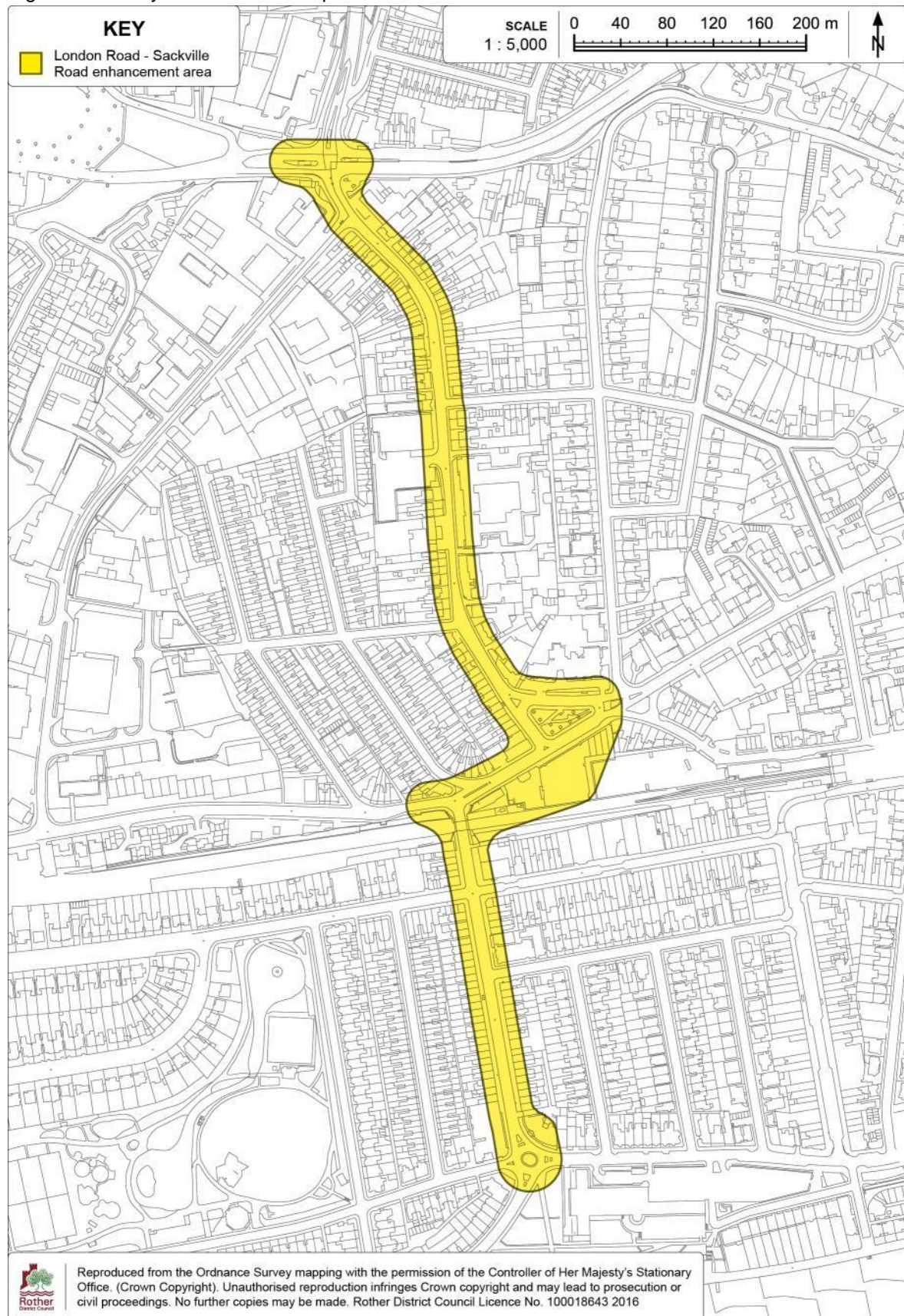
The London Road – Sackville Road Enhancement Area, as shown on the Policies Map, is identified as a focus for townscape improvements to enhance this important gateway into Bexhill. Proposals will be supported where:

- (i) clear enhancements to the public realm are achieved, resulting in a stronger sense of place;
- (ii) the commercial environment for business and visitors is improved;
- (iii) the living conditions and amenities of residents are improved;
- (iv) improvements in terms of the safe and convenient movement of pedestrians, cyclists, public transport and vehicles are secured.

The District Council will work with partners, including East Sussex County Council, to meet the objectives of this policy.

- 9.184 The area identified as the London Road – Sackville Road Enhancement Area is shown on Figure 35 below.

Figure 35: Policy BEX16 Detail Map



District shopping centres of Little Common and Sidley

- 9.185 Access to shops and services, particularly those that meet day-to-day needs, is a vital aspect of sustainable development. These centres provide a focus for communities, are a source of jobs and help reduce the need to travel, especially by car. Government policy for sustainable communities gives emphasis to sustaining and enhancing the vitality and viability of these centres. In line with the Core Strategy, the hierarchy of shopping centres is identified and, in relation to Bexhill, 'district centres' are identified at Little Common and Sidley.
- 9.186 Little Common District Centre appears to be functioning well; there is a low vacancy rate within the centre and there is a good mix of retail and professional services such as banks and estate agents, although the former Co-op building remains vacant. There is a small supermarket within the centre. There are some pockets in the centre which experience high turnover of occupants but generally the traders have been in Little Common for a long time.
- 9.187 Sidley District Centre has experienced a challenging time in recent years. Although the vacancy rate is not high, there has been a high turnover of occupants within the centre and there is a very high proportion of takeaways. Sidley is one of the most deprived areas within the District and for this small geographical area, it represents an over-concentration of such uses which could negatively impact on the health and well-being of the local population. Local consultation highlights concerns by residents of the numbers of takeaways in Sidley and the impact on its function to perform as a shopping area in the daytime and the impact of external shutters on the shop facades.
- 9.188 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.

Policy BEX17: Little Common and Sidley District Centres

Little Common and Sidley District Centres are defined on the Policies Map, and will be the primary focus for retail and other town centre uses.

Within these centres, as defined on the Policies Map, the loss of significant existing ground floor retail floorspace falling within Use Class A1 will be resisted. Planning permission will be granted for the introduction of new shops and the expansion or refurbishment of existing premises, subject to compatibility with other Local Plan policies.

Within Sidley District Centre, further concentration of takeaway uses (within Use Class A5) will be resisted.

Figure 36: Policy BEX17 Little Common District Centre

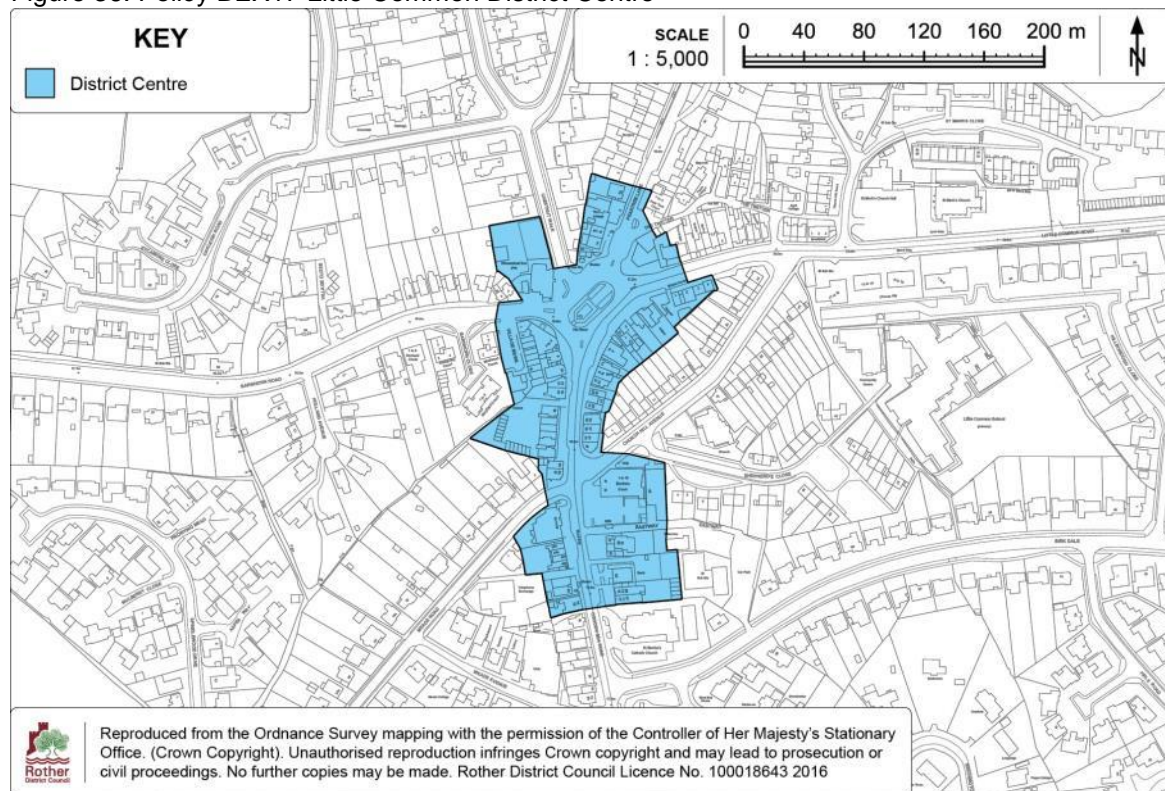
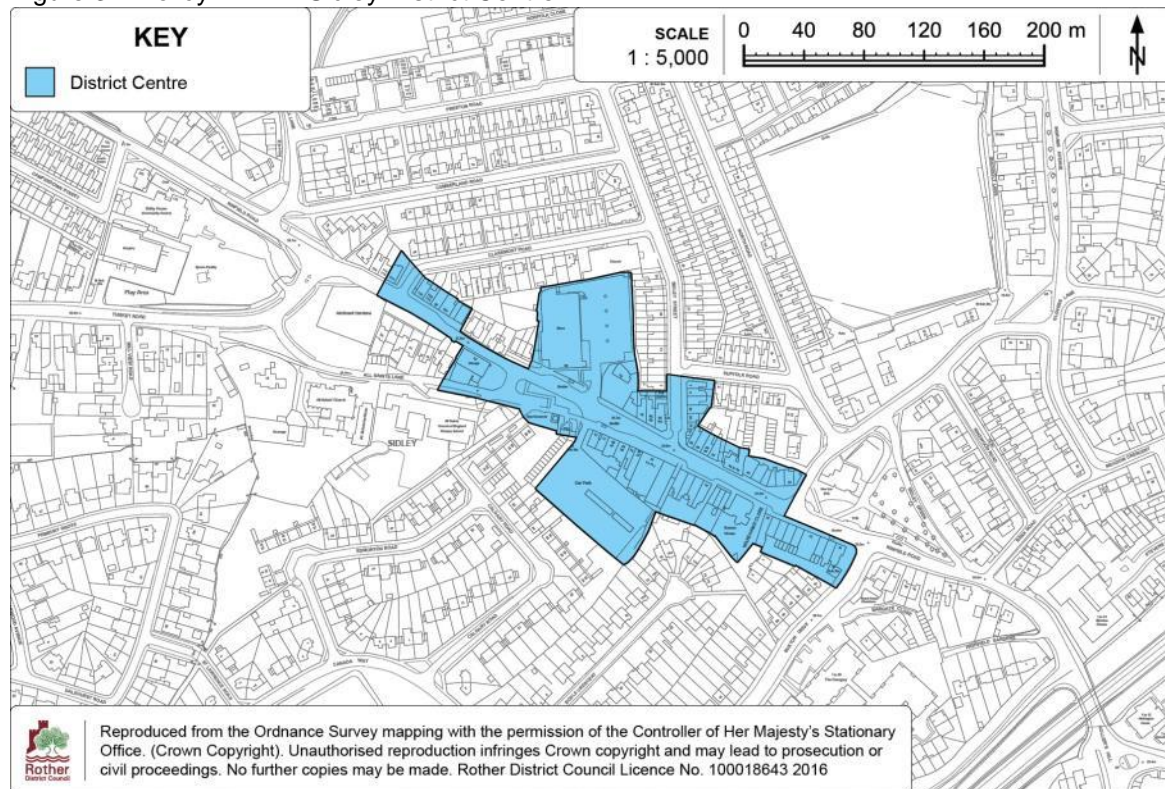
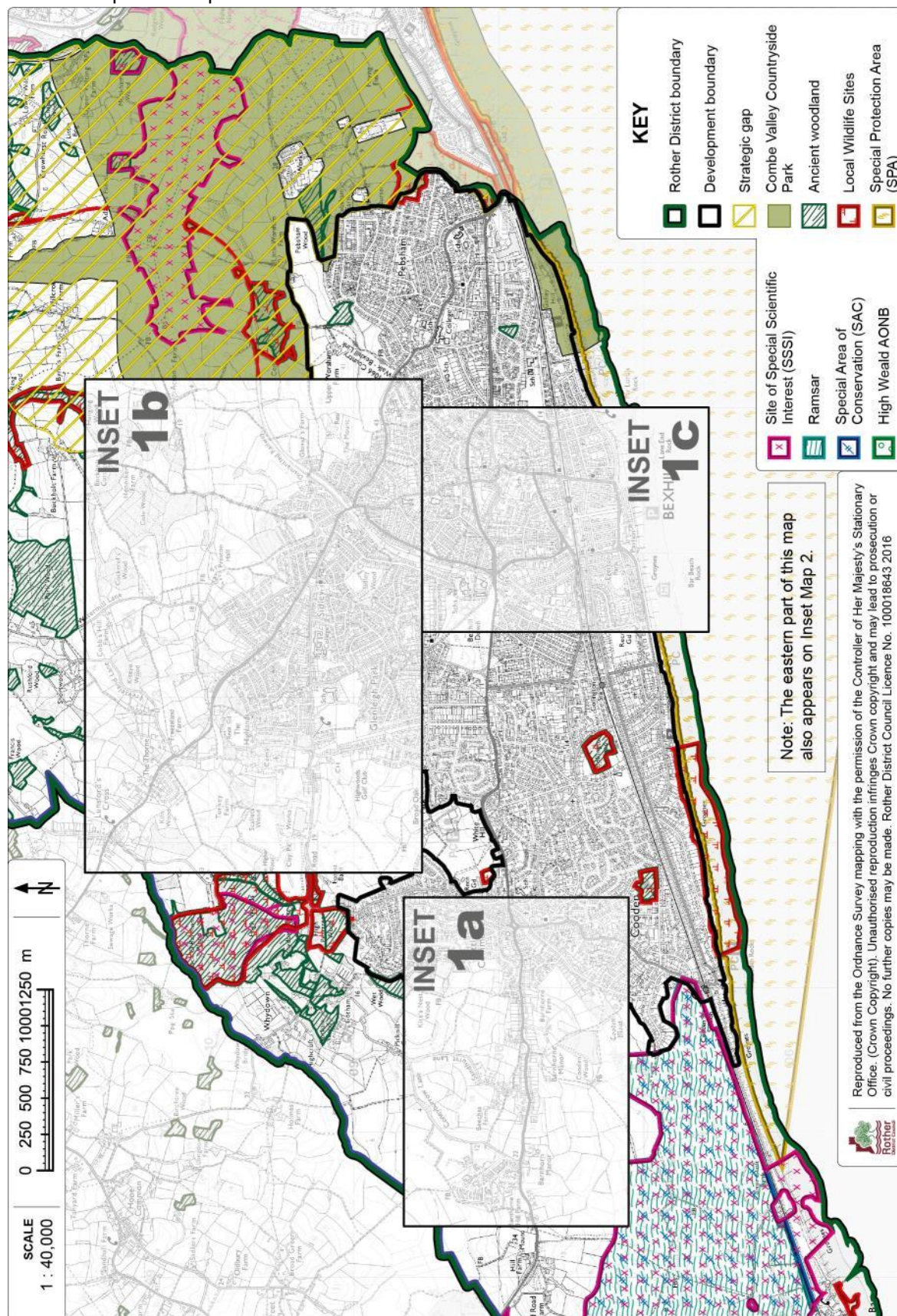


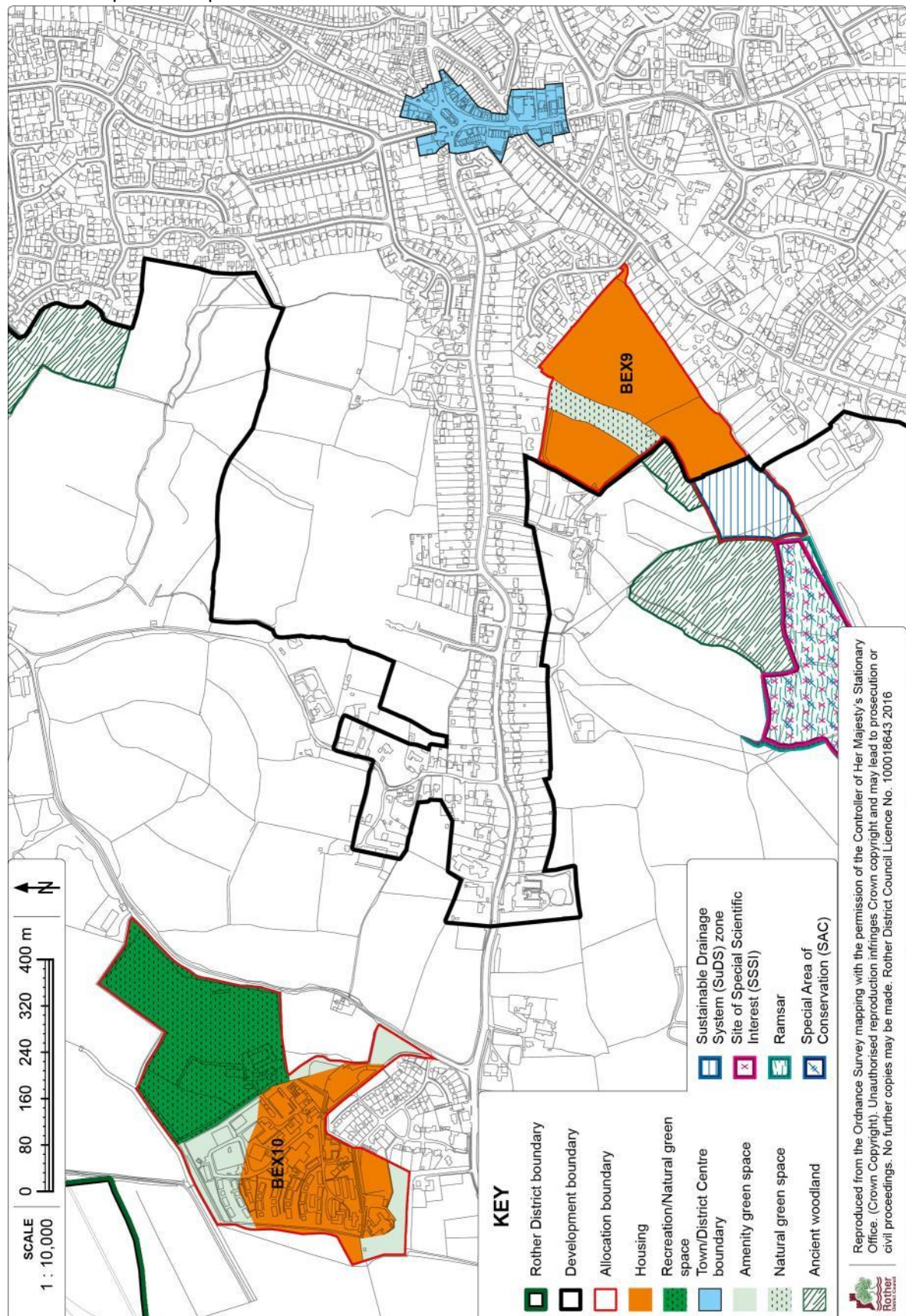
Figure 37: Policy BEX17 Sidley District Centre



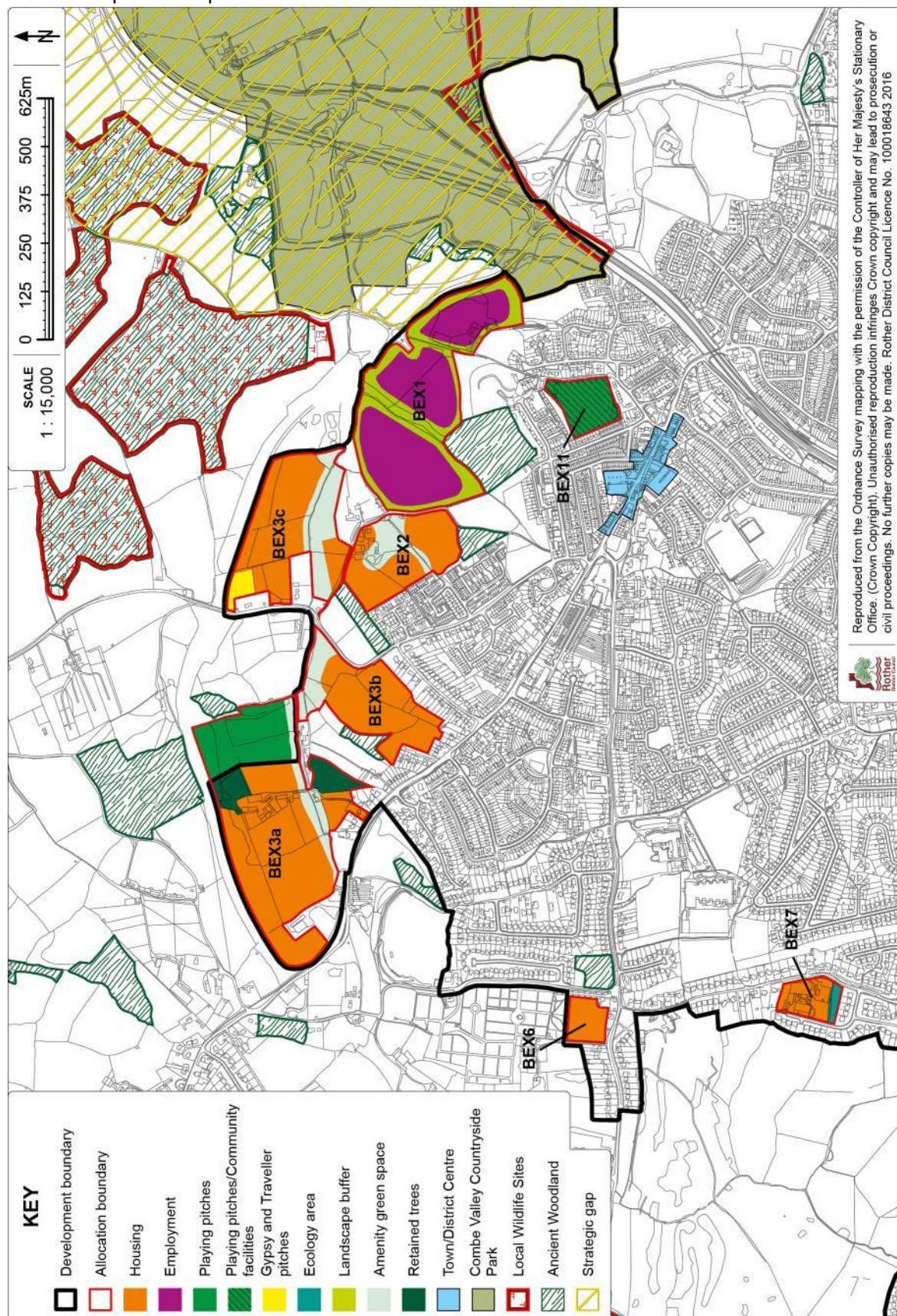
Policies Map Inset Map 1: Bexhill



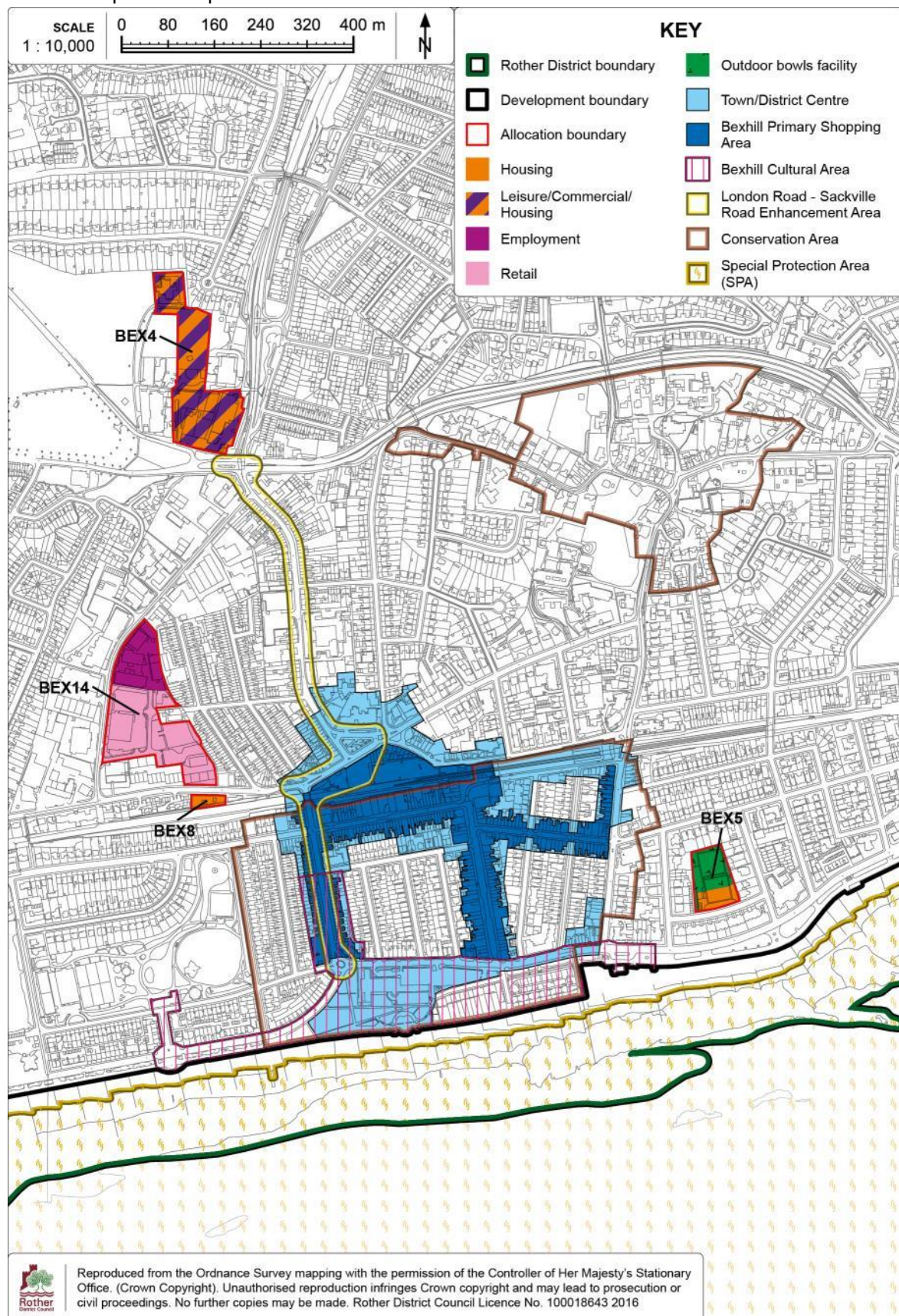
Policies Map Inset Map 1a: Bexhill West



Policies Map Inset Map 1b: Bexhill North



Policies Map Inset Map 1c: Bexhill Central



10. Hastings Fringes

Context

- 10.1 The built-up area of Hastings extends, for the most part, up to the administrative boundary, with a number of its peripheral areas extending over into Rother district. The 'Hastings Fringes' is defined in the Core Strategy as those areas within Rother district that are contiguous with the built up area of Hastings. This encompasses areas along Westfield Lane, Beaney's Lane, Woodlands Way, Parkwood Road, Sandhurst Gardens, Stonestile Lane, Chowns Hill, Ivyhouse Lane, Rock Lane and Batchelors Bump.
- 10.2 A large proportion of the Hastings Fringes are heavily constrained, principally by the High Weald Area of Outstanding Natural Beauty (AONB) designation and, although physically close to a large service centre (in Hastings Borough), many peripheral areas relate far more to their rural surroundings than to the town and are important to its setting. It is also considered important to retain effective countryside gaps between Hastings/St Leonards and Battle, Bexhill, Crowhurst and Fairlight, as set out in the Environment Chapter by Policy DEN3 – Strategic Gaps, to retain their distinct identities.
- 10.3 The Gap between Bexhill and Hastings/St Leonards is also seen as a valuable 'green lung' between the towns. Here, an area of approximately 600 hectares is promoted for leisure, relaxation, sport, ecology and education in the context of the Combe Valley Countryside Park. The Park will provide access to the countryside, whilst balancing the need to proactively manage wildlife habitats with the scope for a wide range of informal and formal leisure uses. Central to the Park is the restoration of the former land-raise operation for waste disposal. Although that operation has ceased, there is continued use of land within this locality for waste collection, in line with the waste planning authorities' Waste and Minerals Plan. It is important that such operations are contained and do not conflict with the aims and objectives of the Combe Valley Countryside Park.
- 10.4 Also in relation to green space, an area north of Hastings either side of the railway as it approaches The Ridge, with Rock Lane to the east and Ivyhouse Lane to the west, is identified for a joint "urban fringe management" approach. This area lies within the High Weald AONB, but its quality could be improved. Moreover, it could provide a valuable amenity for the surrounding areas, especially if access opportunities were increased.
- 10.5 Construction of the Queensway Gateway Road, which runs from Queensway (A2690) to Sedlescombe Road North (A21), which began in October 2016 and is due to open in winter 2018/2019, should improve highway capacity along The Ridge, particularly in the Baldslow area, and hence improve connectivity between the A21, St Leonards and Bexhill.

Development Provisions

- 10.6 The Core Strategy identifies a target of 100-250 dwellings up to 2028, as well as at least 3,000sqm of business floorspace, within the Hastings Fringes. As at 1st April 2018, there is a remaining minimum requirement of 13 dwellings to 2028, taking into account completions, planning permissions and windfall sites.
- 10.7 The areas which are considered suitable for further residential development along the Fringes are limited. A number of greenfield sites on the north-eastern part of the Fringes have been discounted, largely due to negative impacts on the High Weald AONB landscape. However, there is one opportunity that has been identified for residential development. This brownfield site is located on Woodlands Way and is an existing underused manufacturing building which is located in the development boundary. The older style format of the buildings has deterred other employment occupiers from utilising the site and it is acknowledged that the buildings would prove difficult to convert to alternative business users. As such, given its location and that it is surrounded on all four sides by existing housing, it is included for residential development as set out below. Its development would achieve the minimum housing requirement for Hastings Fringes.
- 10.8 In terms of employment floorspace, as at 1st April 2018, there is one site with outline planning permission at Burgess Road on the Ivyhouse Lane Industrial Estate for 4,601sqm of B1/B2/B8 employment floorspace alongside a new access road between Burgess Road and Haywood Way. The scheme also ensures the long-term management of the woodland to the north of the site, as well as a new public footpath to be provided from Haywood Way across the valley to Rock Lane, in accordance with the urban fringe management approach noted above and elaborated upon below in Policy HAS4. While the implementation of this permission would meet the minimum target of 3,000sqm of employment floorspace for Hastings Fringes, it is supplemented by a further, nearby site off Ivyhouse Lane that will link with an allocated employment site in Hastings Borough.

Development boundary

- 10.9 The development boundaries along the Fringes comprise of several areas which contain development along Westfield Lane, Woodlands Way, Parkwood Road, Ivyhouse Lane and Rock Lane. The development boundary is drawn around those built up areas that are well consolidated and relate to the main confines of Hastings. However, the open areas adjacent to the Fringes which visually relate to the open countryside rather than the urban areas of Hastings are excluded as their inclusion would harm the structure, form and character of the countryside. Also, these areas tend to have relatively poor accessibility to local services and relate more to the rural setting of Hastings, even though close to the urban edge.
- 10.10 The Development Boundary is detailed on the Policies Map Inset Map at the end of this section.

Site Allocation: Combe Valley Countryside Park

- 10.11 The Countryside Park covers an area of 600ha within Rother District and Hastings Borough. The northern area comprises the Combe Haven valley Site of Special Scientific Interest (SSSI) and reed beds. The southern part adjoining Bulverhythe contains a landfill site, a waste transfer station, a household waste site and a waste water treatment works. It contains a significant amount of archaeological sites.
- 10.12 The Park was established jointly by Rother District Council, Hastings Borough Council and East Sussex County Council. In 2015, a Community Interest Company (CIC) with a board of directors including representatives of the three councils, local businesses, landowners and stakeholders, including the Friends of Combe Valley Foundation which was established by local residents. The Park was set up to facilitate the restoration of the landfill areas and to manage to the countryside between the towns.
- 10.13 The Countryside Park is a long term project which addresses the deficiency in green space for the towns of Hastings and Bexhill. The Park serves an immediate population of 22,500 people and an overall urban population of 130,000 persons. It provides an opportunity for active recreation, walking, cycling, equestrianism, bird watching, nature studies, etc. New and improved public access routes will enable the whole community to gain safe and controlled access to the Countryside Park. It is envisaged that these will help to generate new commercial opportunities for local landowners and businesses to enhance the local economy.
- 10.14 The newly established CIC oversees the strategic direction of the Park and is currently focusing on promoting the Park and encouraging and improving access. The CIC aims *“to create and manage a high quality sustainable, attractive, accessible and multi-functional landscape rich in wildlife to serve the recreational, economic and health and well-being needs of residents and visitors⁶⁶”*. Their first project has been the construction of a Discovery Centre at Bulverhythe to provide a café and information point for the Park.
- 10.15 The principle of the Countryside Park Project is enshrined in Core Strategy Policy HF1. This sets out the strategic importance of the Park in the context of an overall shared approach to future prosperity for Hastings and Bexhill, as well as having a key role in maintaining the open gap between Bexhill and Hastings and clearly a very significant role in providing a substantial leisure/amenity resource for the large urban population in the Hastings/Bexhill area.
- 10.16 As the Park becomes established, it is also expected to reduce the pressure on more sensitive leisure destinations in the area and will specifically help to manage the recreational pressure on more sensitive habitats, most notably the international Natura 2000 designations to the south-east and south-west of the District.

⁶⁶ Combe Valley Countryside Park Mission Statement.

- 10.17 Core Strategy Policy HF1 defines the boundary of the Countryside Park in broad terms, which is refined in this Local Plan, as shown on the relevant Inset Maps. This largely reflects the boundary defined in the Rother District Local Plan (2006), alongside minor amendments to dovetail with the actual alignment of the new Combe Valley Way and the recently permitted development at North East Bexhill.
- 10.18 The main elements of the policy relate to the importance of the area as a recreational and amenity resource, including cycling and walking routes, for the residents of both Rother and Hastings, the conservation and management and enhancement of the national and local nature designations within the Park, including the Site of Special Scientific Interest (SSSI) and the Local Wildlife Site (LWS). The Countryside Park also forms part of the identified Strategic Gap between Bexhill and Hastings as set out in Policy DEN3 and, hence, the policy dovetails with that.

Policy HAS1: Combe Valley Countryside Park

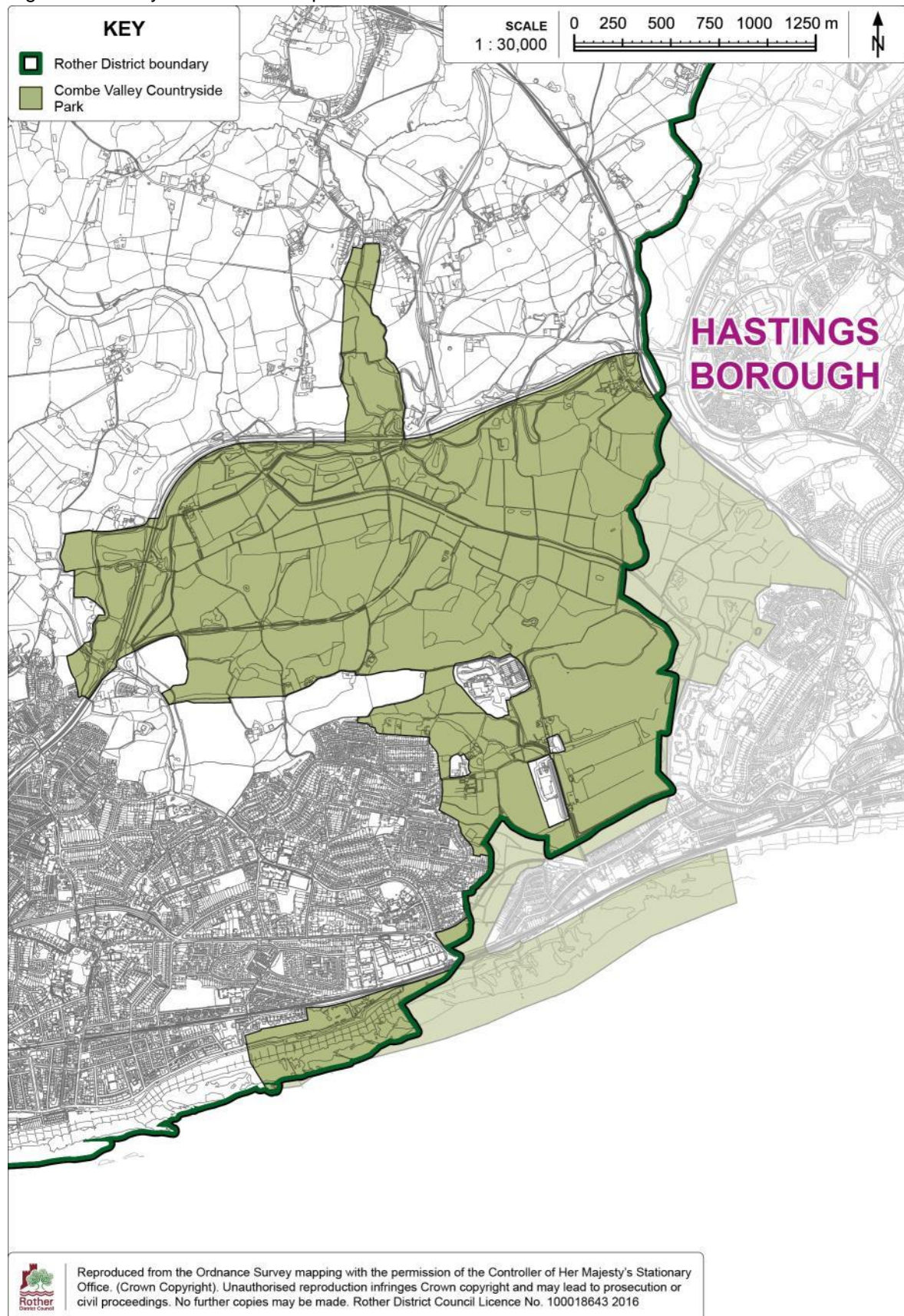
Land between Bexhill and St. Leonards, from Galley Hill in the south to Crowhurst to the north, as shown on the Policies Map, is allocated as the Combe Valley Countryside Park.

Within the Countryside Park area, proposals will only be acceptable where they:

- (i) are consistent with the establishment and maintenance of the area as a key recreational and amenity resource for Bexhill and Hastings and their wider catchment;**
- (ii) provide for the proper conservation and, where appropriate, management of the Site of Special Scientific Interest and the Local Wildlife Site within it and creates net gains to biodiversity within the Park, where practicable; and**
- (iii) accord with the provisions set out in Policy DEN3 regarding Strategic Gaps.**

- 10.19 The Detail Map below shows the area allocated as Combe Valley Countryside Park.

Figure 38: Policy HAS1 Detail Map



Site Allocation: Land at Michael Tyler Furniture, Woodlands Way, Hastings

- 10.20 This brownfield site is located within the development boundary on the northern side of The Ridge at Michael Tyler Furniture, Woodlands Way. There is relatively low density housing to the south, west and north of the site, with further residential development currently under construction to the east.
- 10.21 The site is an existing employment site and comprises of three existing industrial buildings which are only partly in use and have been for some years. The older style format of the buildings has deterred other employment occupiers from utilising the site for alternative business uses. The owners have marketed the site for a number of years to let out the vacant space but have received little interest. Policy DEC3 – ‘Existing Employment Sites and Premises’ allows for the change of use of employment sites where there is no prospect of their continued use.
- 10.22 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. Care should also be taken to respect the relationship with residential properties on the periphery of the site.
- 10.23 The general topography falls somewhat to the north-west. To provide level areas for the existing buildings/parking there has been some cut-and-fill. There is a bank down to the adjacent bungalows to the north, and a bank and retaining wall down from the adjacent site to the east, around 2.0m high. Parts of the site are located within areas of surface water drainage issues. The site may contain Japanese Knotweed.
- 10.24 There have been incremental residential developments off Woodlands Way which, individually, have not provided children’s play space. Additional residential development would assist in providing a play space for a large residential area where there is a present lack of provision.
- 10.25 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 appropriate sewerage infrastructure is provided to serve the development prior to its occupation.
- 10.26 This site yields some 40 dwellings which, together with what has already been permitted, achieves, and exceeds, the outstanding requirement to meet the minimum target of 100 dwellings along the Fringes.

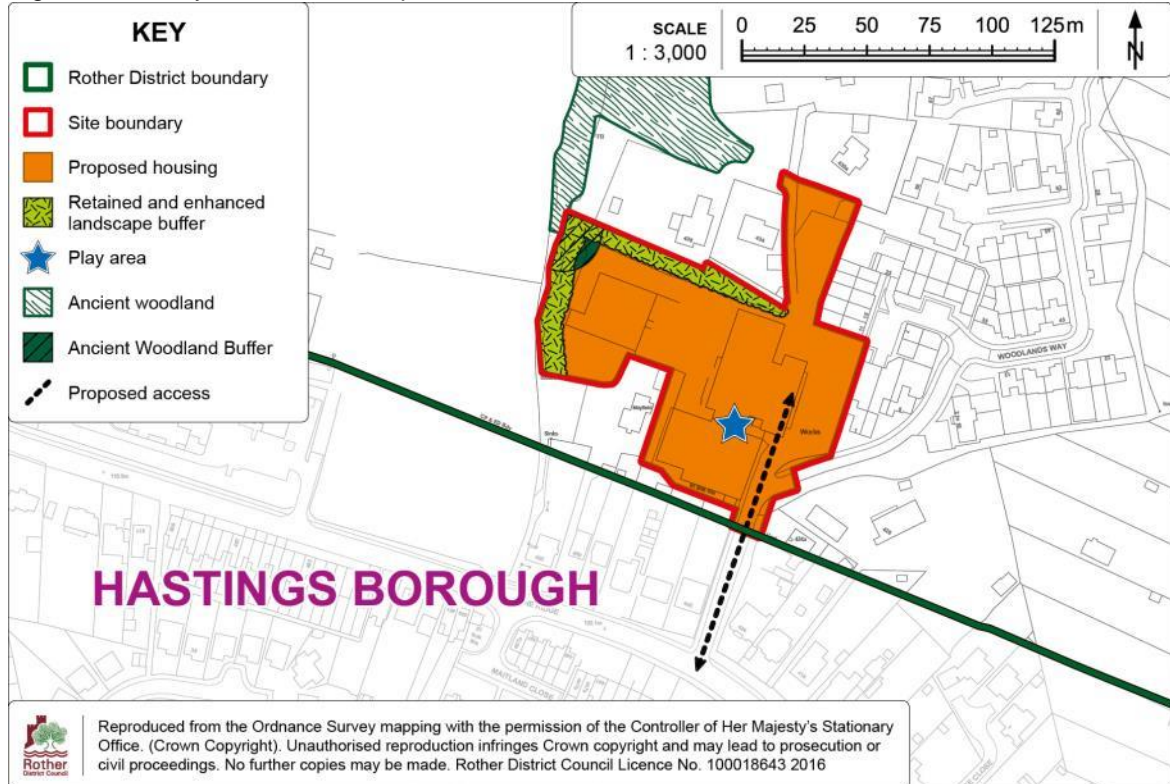
Policy HAS2: Land at Michael Tyler Furniture, Woodlands Way, Hastings

Land at Michael Tyler Furniture, Woodlands Way, Hastings, as shown on the Policies Map, is allocated for housing purposes. Proposals will be permitted where:

- (i) some 40 dwellings are provided, of which 30% are affordable;
- (ii) suitable provision is made for children's play space in the form of a Local Area for Play (LAP);
- (iii) development does not intrude into views from the Area of Outstanding Natural Beauty to the north;
- (iv) the tree belt on the west and north of the site is strengthened as indicated on the Detail Map; and
- (v) provision is made for an acceptable connection to the local sewerage system in agreement with the service provider.

10.27 The Detail Map below provides an indicative general layout of the development site.

Figure 39: Policy HAS2 detail map



Site Allocation: Land north of A265, Ivyhouse Lane, Hastings

- 10.28 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. The existing industrial estate presents a very “raw” edge to the openness of the adjacent High Weald AONB beyond.
- 10.29 This site is relatively sustainable in the sense that it is located adjacent to existing transport links and relatively close to services within Ore (Hastings). The area is used for informal recreation but has suffered from misuse and a lack of management in recent years. There are long views from Rye Road and Hastings Academy/North Seat on the ridge to the east over the wider valley area. However, this site itself is largely obscured due to topography and woodland cover.
- 10.30 Having regard to its location, as well as to the fact that Hastings Borough Council has allocated the land between it and Ivyhouse Lane for employment purposes (in Policy HOV11 of the Hastings Development Management Plan), it is considered suitable for future business development.
- 10.31 This area forms part of a larger open area astride the district/borough boundary with Hastings, with the area abutting the site to the east being identified as the Rock Lane Urban Fringe Management Area (see Policy HAS4).
- 10.32 Inclusion of a wider area for further modest employment use should provide additional scope to secure improvements to the visual appearance of the area, including the improved landscape management of the valley and create a more acceptable transition between the estate and the High Weald AONB beyond, whilst also providing managed public access across the valley.
- 10.33 Employment development here, along with recently permitted development of adjacent land across the valley (Land east of Burgess Road - RR/2015/1514/P) could also contribute to securing managed access to the adjacent area of countryside, and the wider area beyond, in accordance with Policy HAS4, notably in relation to the provision of wider footpath links. A financial contribution towards bridge works across the valley will be sought, to complement contributions from other, already permitted, developments in the locality.
- 10.34 The site has medium/high potential to contain archaeological remains from all periods. Appropriate archaeological assessment will need to be undertaken in support of a planning application for its future development. The findings of the assessment may need to inform the layout and design of the proposal.
- 10.35 The Public Sewer maps show the lines pass along the eastern boundary of the site, along the area proposed for the public footpath link to the north. Development of this site should not compromise underground infrastructure that passes along the eastern edge of the site (existing outfall). Easements would be required to allow access for future maintenance and upsizing.

- 10.36 It is estimated that the area in Rother District will accommodate some 1,800sqm of business floorspace, in addition to the 7,000sqm identified within the adjacent allocation within Hastings borough.

Policy HAS3: Land north of A265, Ivyhouse Lane, Hastings

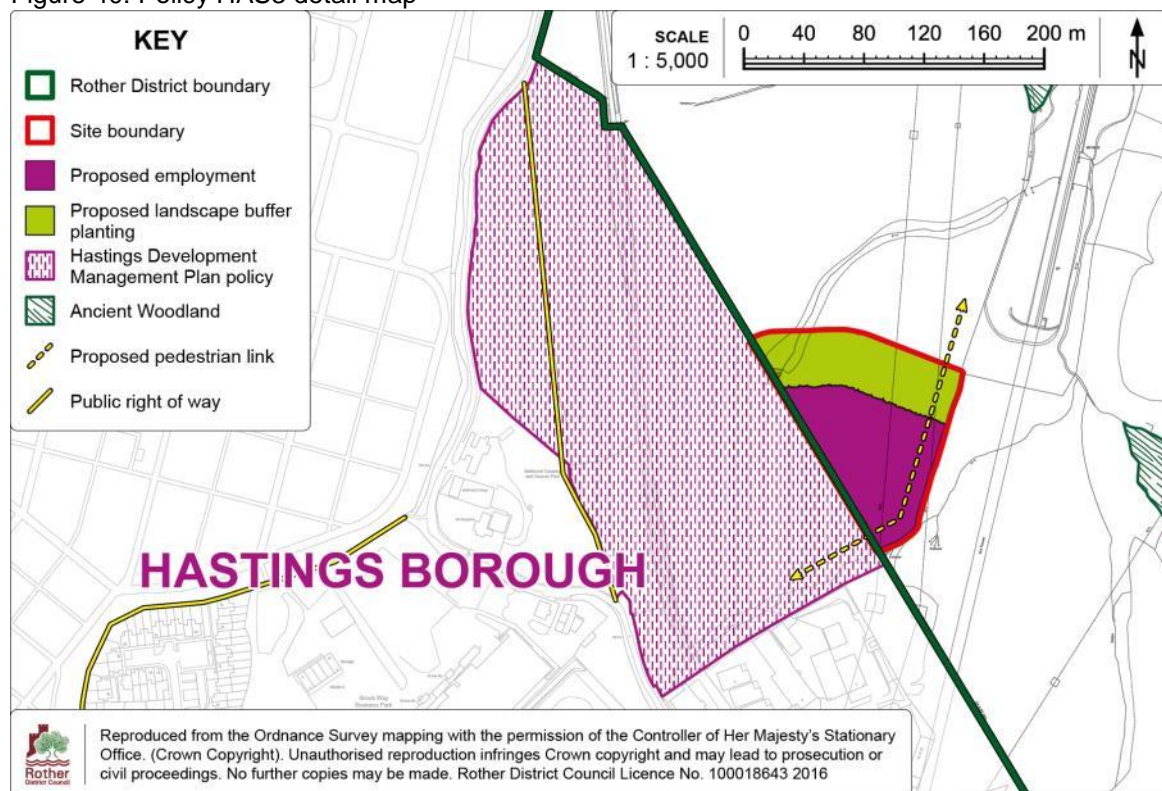
Land east of A265, Ivyhouse Lane, Hastings, as defined on the Policies Map, is allocated for employment purposes. Proposals will be permitted where:

- (i) some 1,800sqm of business floorspace is provided;
- (ii) a comprehensive scheme is developed in conjunction with the adjoining employment allocation in Hastings Borough (Policy HOV11 in the Hastings Development Management Plan);
- (iii) access is provided off Ivyhouse Lane in Hastings Borough; development does not intrude into views from the 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 wider landscape management of this part of the wider valley, including new and enhanced green infrastructure of the north of the employment site;
- (v) provision is made for new footpaths across the site to join adjacent land to the east, with extant planning permission for business development⁶⁷, with land to the west in Hastings Borough (Policy HOV11 in the Hastings Development Management Plan) and extending northwards alongside the railway line for a potential future footpath link joining the 1066 Country Walk;
- (vi) an appropriate financial contribution, as agreed by East Sussex County Council Rights of Way Team, towards off-site bridge works across the valley is provided;
- (vii) it does not detract from the principles set out in Policy HAS4 relating to the adjacent Rock Lane Urban Fringe Management Area; and
- (viii) development would not compromise underground infrastructure that passes along the eastern edge of the site (existing outfall).

- 10.37 The Detail Map below provides an indicative general layout of the development site.

⁶⁷ Land east of Burgess Road - RR/2016/85/P

Figure 40: Policy HAS3 detail map



Site Allocation: Rock Lane Urban Fringe Management Area

- 10.38 The area of land north of Hastings either side of the railway as it approaches The Ridge, with Rock Lane to the east and Ivyhouse Lane to the west, is identified within the Core Strategy as an area of potential for a joint urban fringe management approach. It lies within the High Weald AONB, but its quality could be improved. Moreover, it could provide a valuable amenity for the surrounding areas, especially if access opportunities were increased.
- 10.39 There is an opportunity in this location to facilitate the creation of an area of multifunctional green space as a buffer between town and countryside. The area has fallen into poor management, as it is not especially attractive for agricultural use and, due to this neglect, some areas are misused for anti-social behaviour. At the same time the area is well used as informal space, notably for dog walking, and this use could be formalised and greatly enhanced to be of greater benefit for the local population. Recently permitted development sites⁶⁸ in the locality have proved a catalyst to formalise access to this area through the creation of a new formal footpath network and the introduction of improved management of woodland and the wider countryside to protect existing nature and biodiversity. This Policy would provide an opportunity to secure the further future management of the area as green space for the local population.

⁶⁸ Land east of Burgess Road - RR/2016/85/P & Land at Rock Lane - RR/2015/1514/P

- 10.40 Therefore, development in this locality, including that under Policy HAS3, should be viewed in the context of a wider area-based initiative to improve the landscape quality and formal access to the countryside to establish an appropriate transition area between the built-up area of Hastings and the High Weald AONB countryside.

Policy HAS4: Rock Lane Urban Fringe Management Area

Land between Ivyhouse Lane and Rock Lane, as shown on the Policies Map, is allocated as the Rock Lane Urban Fringe Management Area.

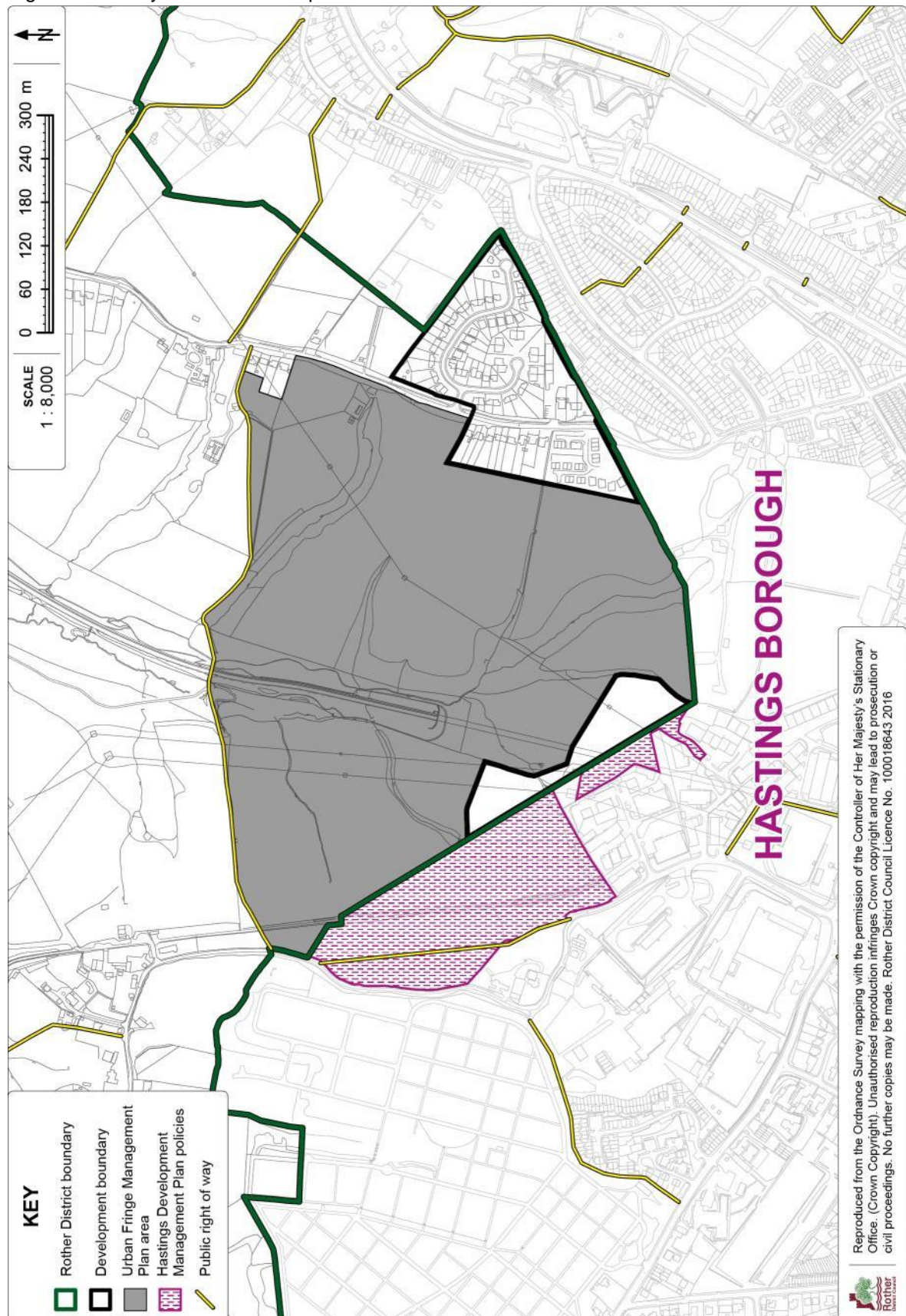
Development that would harm the openness of this Urban Fringe Management Area or its significance and value to the local community will not be permitted.

Landscape management proposals which improve the landscape character, green infrastructure, biodiversity interest or formal access opportunities within this area will be supported, subject to compatibility with other policies of the Plan.

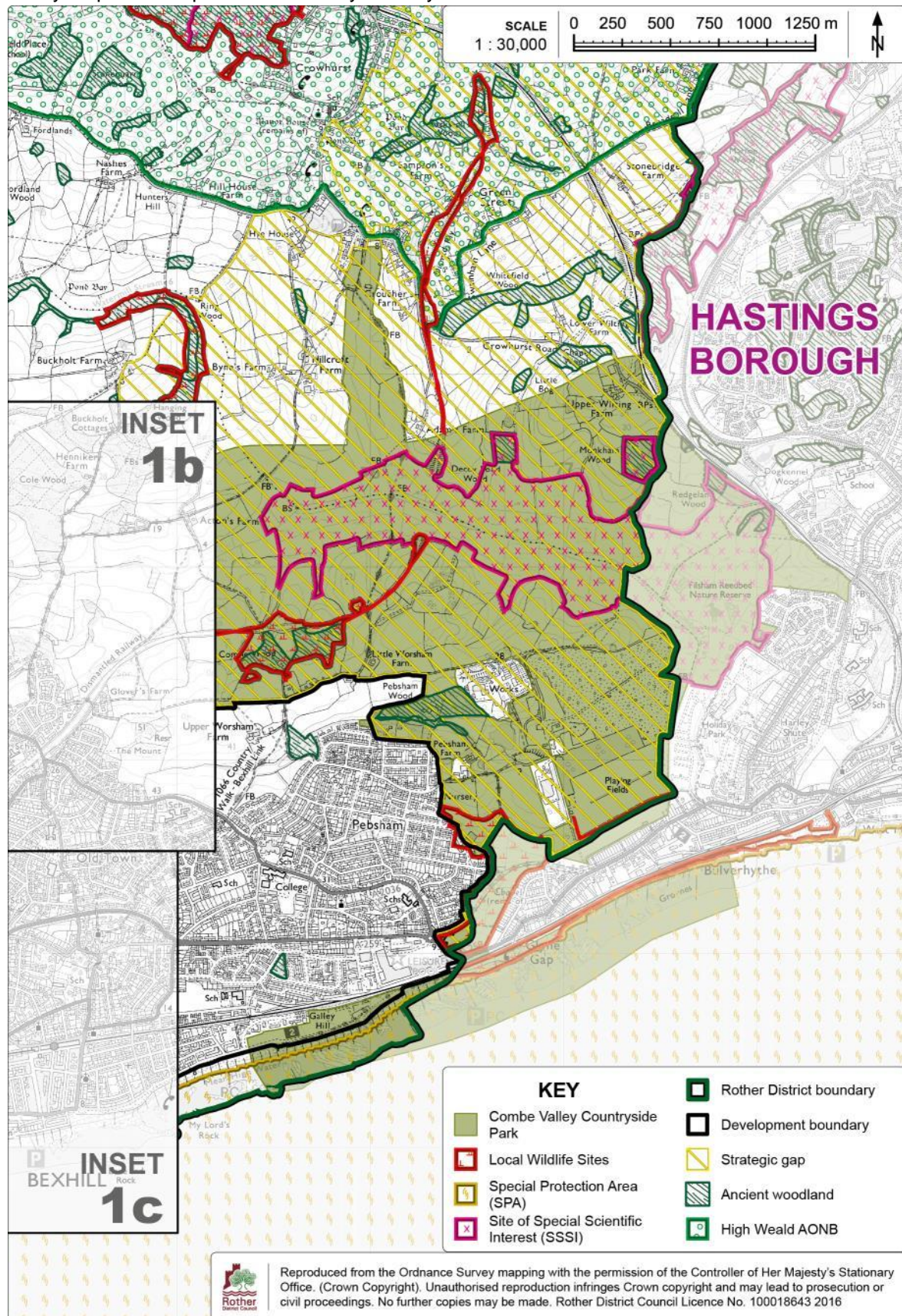
Development in the vicinity of the Urban Fringe Management Area should support the principles of its designation.

- 10.41 The Detail Map below provides an indicative general layout of the development site.

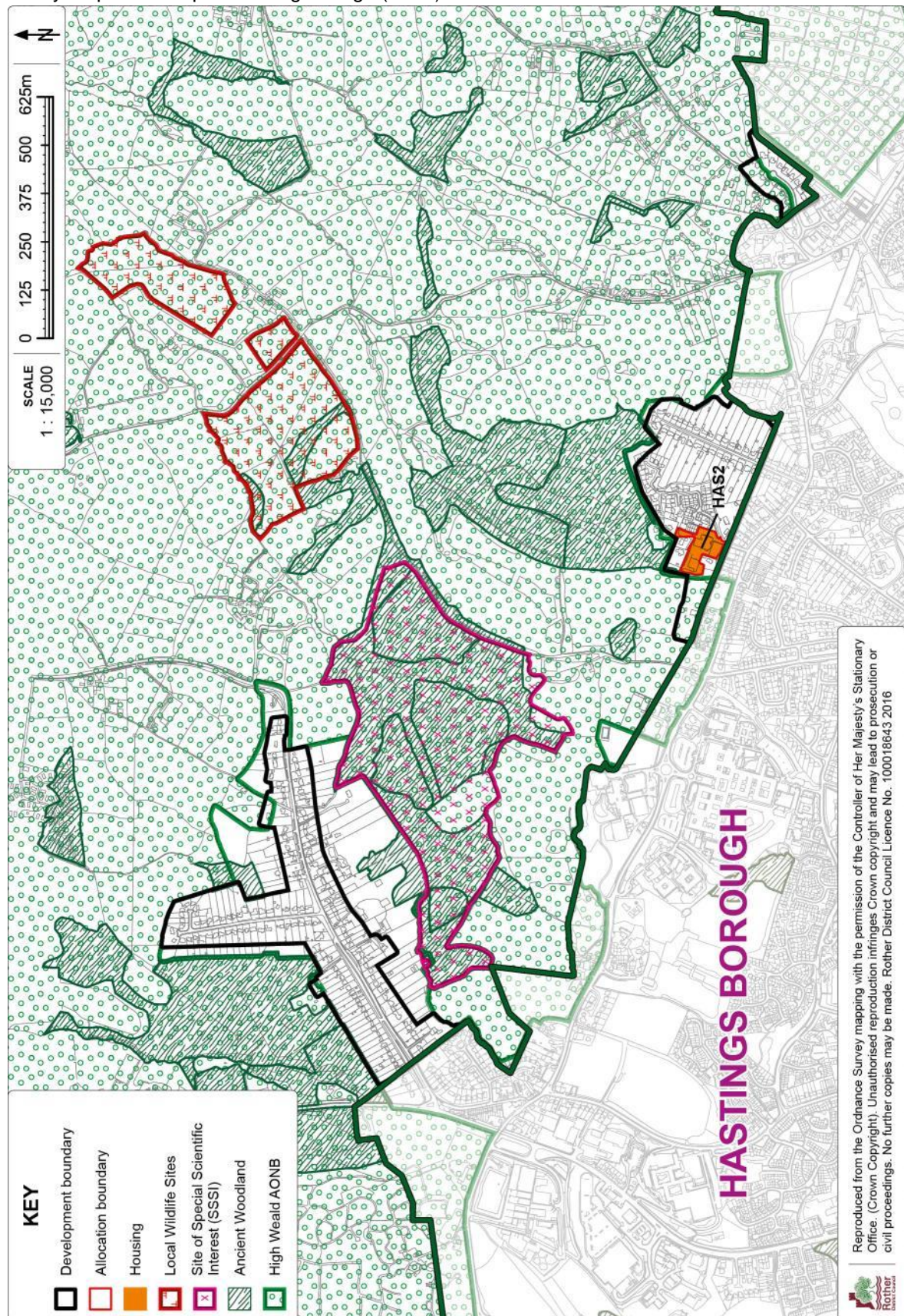
Figure 41: Policy HAS4 detail map



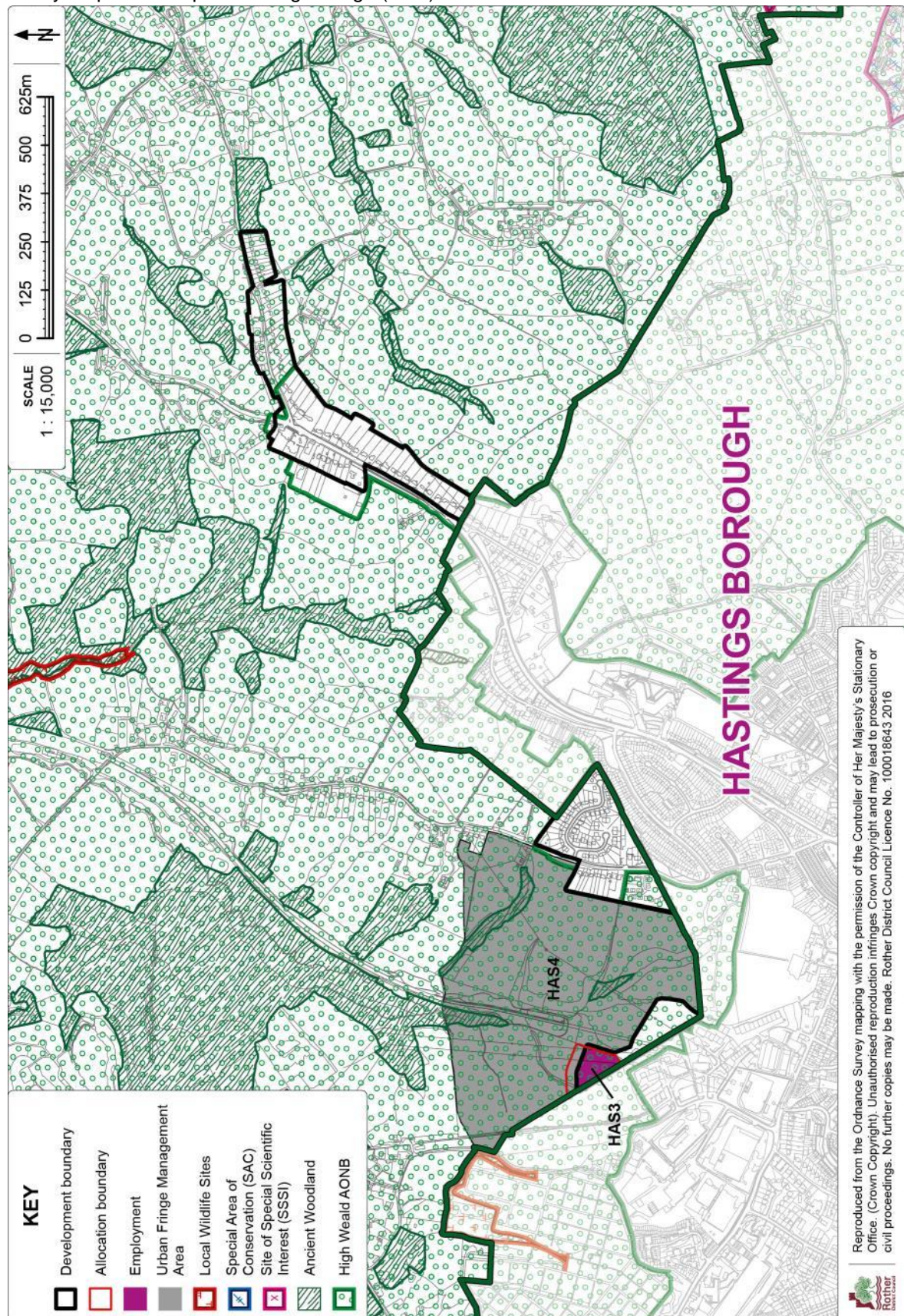
Policy Map Inset Map 2: Combe Valley Countryside Park



Policy Map Inset Map 3: Hastings Fringe (West)



Policy Map Inset Map 4: Hastings Fringe (East)



11. Villages with site allocations

Beckley Four Oaks

Context

- 11.1 Beckley Four Oaks is linear in form, straddling the B2088 Main Street. The village is situated some 1.2 miles east of Northiam and 1.5 miles west of Peasmarsh, both offer a wider range of goods and services. It is characterised by surrounding pasture land, its weatherboard houses and ribbon development along a historic route way. Its development is unusual in that there are a number of undeveloped “gaps” along Main Street, in between clusters of houses. These gaps have the effect of allowing views of the countryside into the village, and are important in defining its character and setting within the High Weald AONB.
- 11.2 Beckley Four Oaks and the surrounding countryside lie within the High Weald AONB, in the Lower Rother Valley. It is a landscape of gently undulating, farmed countryside with large blocks of mixed woodland particularly to the south of the village, some of which are designated as ancient woodland. Large parts of the village are bordered to the north and south by the Rother, Brede and Tillingham Woods Biodiversity Opportunity Area, where opportunities for habitat management and restoration have been identified. While no parts of the core of the village are within Flood Zones 2 or 3, there are areas at risk of surface water flooding.
- 11.3 Archaeological Notification Areas identify the medieval and post-medieval hamlets of Beckley (at the western end of the village) and Four Oaks (at the eastern end of the village). There are also a number of listed buildings within the village.
- 11.4 The village is reasonably well served by local services with a primary school, recreation ground and village hall all actively used. The Open Space, Sport and Recreation Study suggests a shortfall in children’s play space at the east of the village. There is a regular but limited bus service to Northiam, Rye and Hastings.

Development Provisions and Development Boundary

- 11.5 Having regard to the environmental and historical constraints and the limited range of services offered, the Local Plan Core Strategy has set a target of 20 additional dwellings on new sites in the village up to 2028. This remains the target.
- 11.6 In considering suitable areas for development, many sites on the edge of the village are discounted due to their landscape impact on the wider AONB countryside. Areas to the north of the B2088 are particularly exposed and less suited for development. The filling in of any of the open gaps along Main Street would cause harm to the character and setting of the village and would be resisted. The location of listed buildings, surface water flooding and impact on historic field boundaries are further constraints in a number of locations.

Villages with site allocations

Beckley Four Oaks

- 11.7 However, two opportunities have been identified for residential development. One makes use of a brownfield site and adjoining land at Hobbs Lane on the northern edge of the village and the other involves a small extension to an existing residential estate at Buddens Green.
- 11.8 The retention of a tightly drawn development boundary, which prevents encroachment into the countryside and protects the rural setting of the village, is necessary. The boundary largely follows the established built form of the village together with the two allocations, preventing further ribbon development and the extension of the village along the main roads of the B2088 and A268 to the west, north and south, and along other minor roads including Hobbs Lane to the north-east and Kings Bank Lane to the south. The development boundary also generally follows existing residential curtilages to prevent inappropriate encroachment into the rural landscape of fields and woodland that surround the village. The numerous open gaps along Main Street are also excluded from the development boundary.
- 11.9 The Development Boundary and site allocations are detailed on the Policies Map Inset Map at the end of this section.

Site Allocation: Land east of Hobbs Lane, Beckley Four Oaks

- 11.10 The site is on the northern edge of the village on the eastern side of Hobbs Lane. It comprises an existing brownfield site known as the Former Manroy Engineering Works and a smaller area of farmland which creates a more logical development area. The former employment site has been vacant for a number of years and it is accepted that its particular nature and location means that there is no reasonable prospect of its continued use for employment purposes. Development of the brownfield land offers the opportunity to significantly improve the appearance of the site, particularly where it is viewed from Hobbs Lane.
- 11.11 The developable area is some 0.67 hectares and it is anticipated that 14 dwellings will be accommodated, of which 40% will be affordable. A financial contribution towards off-site children's play provision is required, in lieu of on-site provision.
- 11.12 The site is bordered to the north and east by open countryside. To minimise visual intrusion and for the benefit of biodiversity, trees/ hedgerow of native species should be planted along the eastern boundary, and the existing tree belt on the northern boundary should be retained and enhanced with additional planting.
- 11.13 The pedestrian footway alongside Hobbs Lane currently extends only to Coombs Close, and in order to integrate the new development with the existing village and for highway safety reasons, a new footway will be required along Hobbs Lane to reach the northern boundary of the site. The Highway Authority has indicated that the width of the public highway is sufficient to accommodate a footway in this location.

- 11.14 The former industrial use of part of the site could have led to ground contamination, and appropriate surveys will need to be undertaken as part of the planning application process, with the need to employ appropriate measures to mitigate any such contamination.
- 11.15 The site is bordered to the south by residential development alongside Hobbs Lane and Coombs Close. Bungalows on the northern side of Coombs Close have a clear view across the site and the amenity of existing and future residents must be protected in designing an appropriate scheme. Regard must also be had to the relationship with the small cluster of commercial/ industrial uses on the opposite side of Hobbs Lane.

Policy BEC1: Land east of Hobbs Lane, Beckley Four Oaks

Land east of Hobbs Lane, as shown on the Policies Map, is allocated for housing. Proposals will be permitted where:

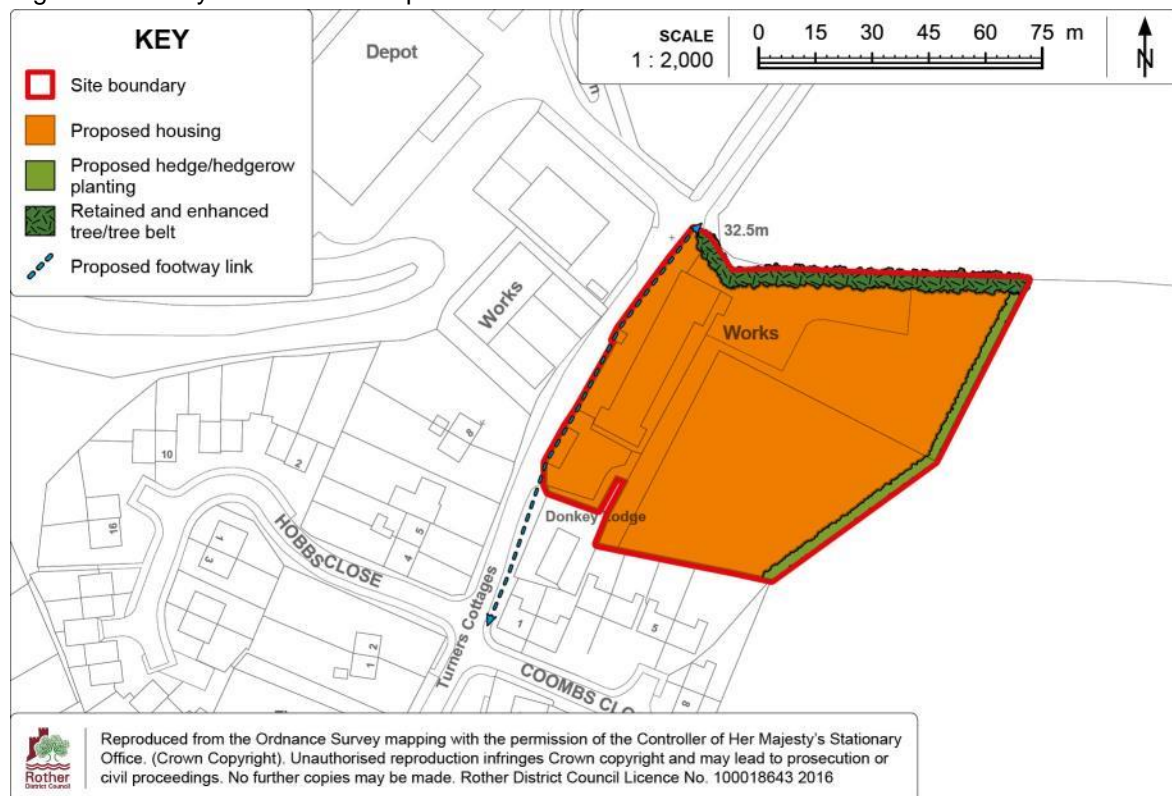
- (i) some 14 dwellings are provided, of which 40% are affordable;**
- (ii) access is from Hobbs Lane to the satisfaction of the Highway Authority;**
- (iii) screen tree and hedgerow planting employing native species is provided on the eastern boundary of the site, and the tree belt on the northern boundary is retained and enhanced with additional planting;**
- (iv) a new footway alongside Hobbs Lane is provided to link the new development to the existing Hobbs Lane footway as indicated on the Detail Map;**
- (v) care is taken to respect the amenity value of adjoining residential properties on the southern boundary; and**
- (vi) developer's contributions are made towards open space, specifically play provision for children and young people, in lieu of on-site provision.**

- 11.16 The Detail Map below provides an indicative general layout of the development site.

Villages with site allocations

Beckley Four Oaks

Figure 42: Policy BEC1 Detail Map



Site Allocation: Land south of Buddens Green, Beckley Four Oaks

- 11.17 The site is centrally located within the village and close to existing services. It comprises undeveloped land adjoining the existing Buddens Green estate, which slopes gently up from north to south.
- 11.18 The developable area is some 0.3 hectares and it is anticipated that 6 dwellings will be provided, of which 40% will be affordable. Access to the site will be via Buddens Green.
- 11.19 The site is largely enclosed by the existing residential estate to the north and a mature tree belt to the south and west, limiting the visual impact on the wider AONB landscape. The layout of the residential scheme will need to be carefully designed to take account of the shadowing effect of the adjacent trees.
- 11.20 A new hedgerow of native species will be required on the western boundary of the site for screening purposes and for the benefit of biodiversity.

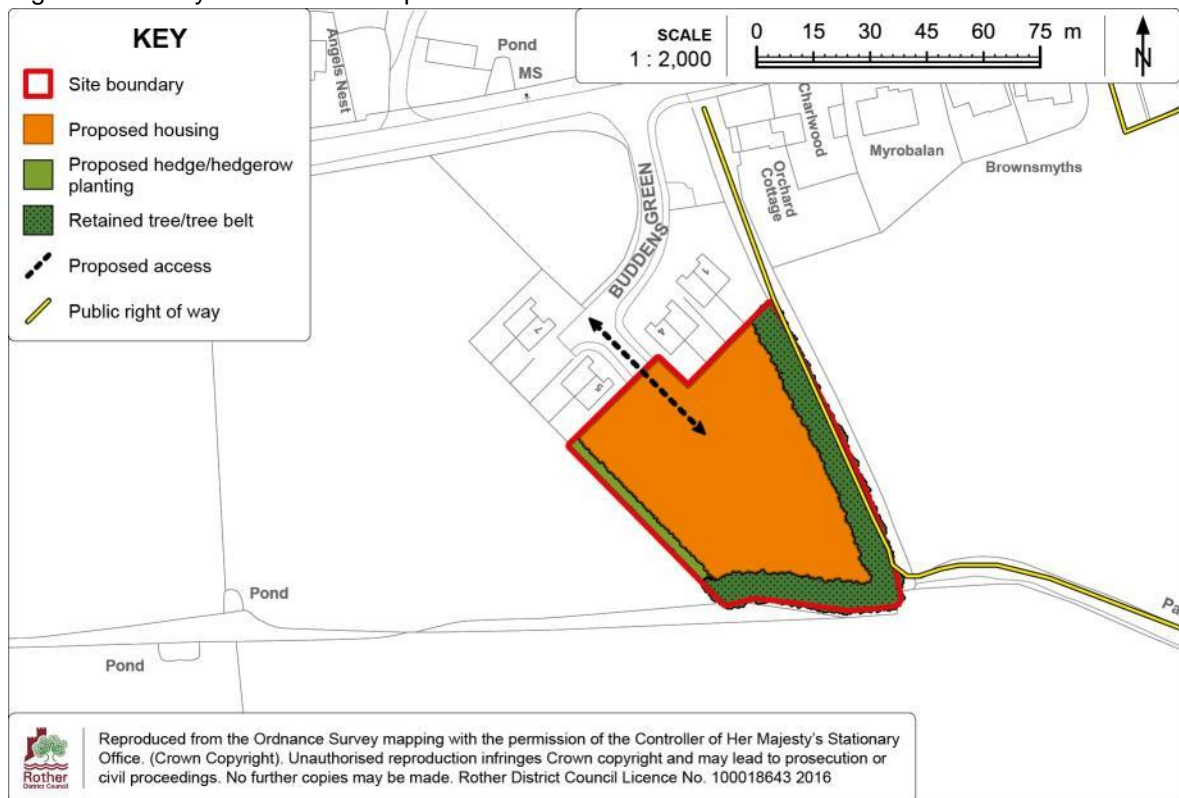
Policy BEC2: Land south of Buddens Green, Beckley Four Oaks

Land south of Buddens Green, as shown on the Policies Map, is allocated for housing. Proposals will be permitted where:

- (i) some 6 dwellings are provided, of which 40% are affordable;
- (ii) access is provided via Buddens Green;
- (iii) existing trees on the southern and eastern boundaries are retained and a new hedgerow of native species is provided on the south-western boundary, as indicated on the Detail Map.

11.21 The Detail Map below provides an indicative general layout of the development site.

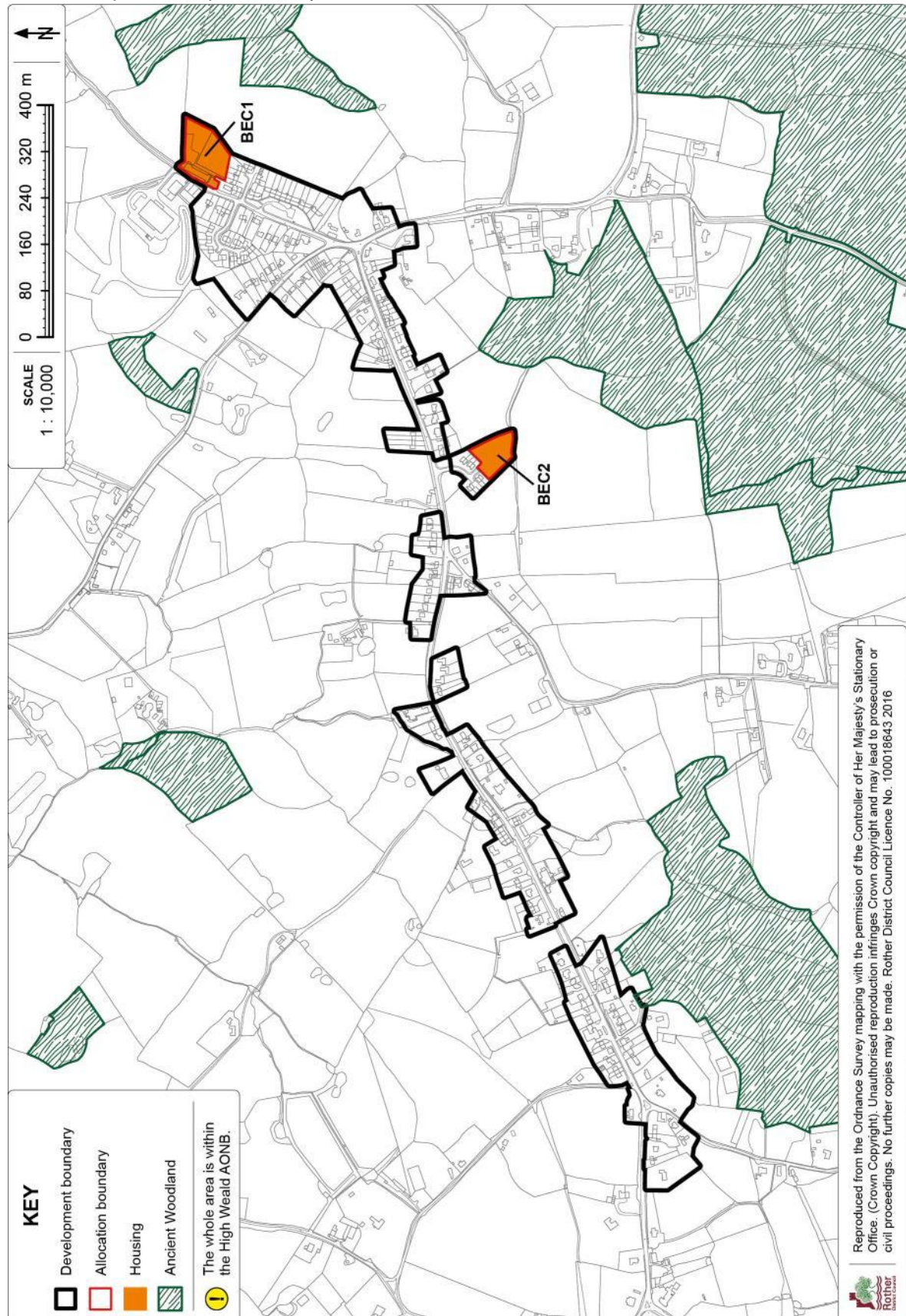
Figure 43: Policy BEC2 Detail Map



Villages with site allocations

Beckley Four Oaks

Policies Map Inset Map 5: Beckley Four Oaks



Broad Oak

Context

- 11.22 Broad Oak is located within the High Weald Area of Outstanding Natural Beauty, approximately 8 miles north of Hastings and 4 miles south of Northiam. It is situated on an east to west running ridge, which rises up between the River Tillingham to the north and the River Brede to the south. The B2089 Battle to Rye road bisects the village east to west along the ridge, while the A28 runs north to south through the village.
- 11.23 Much of the village has developed over the last 50 years, largely north of the B2089 and away from the more exposed land to the south. The original form of the settlement comprised of frontage development along the roads that radiate out from the centre of the village, but over time, small estates have been developed.
- 11.24 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 along the A28.
- 11.25 Broad Oak has a good range of local services to meet the basic needs of the community including a primary school, shop, recreation ground and church. The community hall is located in nearby Cackle Street. There is a regular bus service to Hastings, Northiam and Tenterden. The Council's Open Space, Sport and Recreation Study identified a shortfall of allotment provision in the village.

Development Provisions and Development Boundary

- 11.26 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. This remains the requirement.
- 11.27 In considering the scope for development, there are landscape constraints to further development south and east of the village, where there are outstanding views across the Brede river valley and out towards the open rolling countryside to the east. Immediately north of the village is extensive woodland, much of which is designated as ancient woodland, and part of which is also designated as a Local Wildlife Site. The village does not offer an abundance of infill or back land development opportunities and there are access constraints in a number of locations.
- 11.28 Two locations have been identified to meet the village's housing target; one site off the A28 in the north-west of the village and a second site to the south of Chitcombe Road. Both sites are well-related to the village core, providing good access to services, and are relatively well-contained within the landscape.

- 11.29 The larger site, land west of the A28, makes good use of land, utilising the residential curtilages of 3 properties together with adjoining land to the rear. It is of sufficient size to include new allotments and an area of retained woodland, together with 40 dwellings. It provides direct access to the public right of way network and an appropriate buffer to adjoining ancient woodland. The smaller site, land at the Rainbow Trout public house, would facilitate the use of part of the pub garden, together with vacant land to the rear, for the construction of some 20 dwellings, while also retaining the public house and necessary facilities including car parking and garden area. The retention and enhancement of existing boundary planting will protect historic field boundaries.
- 11.30 The two allocated sites for development will provide for some 60 dwellings, thereby meeting and slightly exceeding the Core Strategy housing target for the village.
- 11.31 The Development Boundary tightly encloses the built form of the village, excluding the long rear gardens of a number of properties to prevent inappropriate back land development. Two extensions have been made to reflect the new allocations and also to include the recently constructed residential development at Ostlers Field in the south of the village.
- 11.32 The Development Boundary and site allocations are detailed on the Policies Map Inset Map at the end of this section.

Site Allocation: Land west of the A28, Northiam Road, Broad Oak

- 11.33 The site comprises three residential properties fronting the A28 and a narrow strip of open land with boundary trees behind, together with an open field to the rear. Access would be gained from the A28 via one of the residential properties although the precise access point is to be determined and will be subject to further investigation including a Road Safety Audit at planning application stage. The developable area is some 1.9 hectares and it is anticipated that some 40 dwellings will be provided, of which 40% will be affordable, together with an area of public open space comprising retained woodland and allotments.
- 11.34 Little Austen's Wood, an area of designated ancient woodland, borders the site to the west. An appropriate buffer zone of semi-natural habitat, at least 15 metres wide, will need to be retained between the edge of development and the woodland, in accordance with Natural England's guidance⁶⁹. Residential gardens must not extend into the buffer zone and the buffer should be managed appropriately to ensure it offers protection to the woodland and benefits to biodiversity.
- 11.35 A strip of land in the south-eastern corner of the site, well contained by trees, is allocated as an area for allotments to serve the village. SuDS may also be required in this area to manage surface water flood risk.

⁶⁹ "Ancient woodland and veteran trees: protecting them from development" at: www.gov.uk

- 11.36 Existing hedgerows/ tree belts in the central part of the site and on the south-western boundary, together with a small area of woodland, should be retained as far as possible and enhanced for landscape and biodiversity reasons, with any additional planting comprising of native species. The site layout will need to be informed by a tree survey to take account of potential impacts on trees as well as the effect of over-shading.
- 11.37 An existing public footpath along the site's western boundary will need to be retained and a link provided to it through the development. Accessibility would be further improved by the provision of a new pedestrian link to the south via the Tillingham View estate. This should be investigated further, as should parking provision to serve the allotments, although a small layby may suffice.
- 11.38 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.
- 11.39 The site has a medium potential to contain prehistoric, Roman and medieval remains. An archaeological assessment would be a planning application requirement.

Policy BRO1: Land west of the A28, Northiam Road, Broad Oak

Land west of the A28, Northiam Road, as shown on the Policies Map, is allocated for a comprehensive scheme comprising residential development and public open space. Proposals will be permitted where:

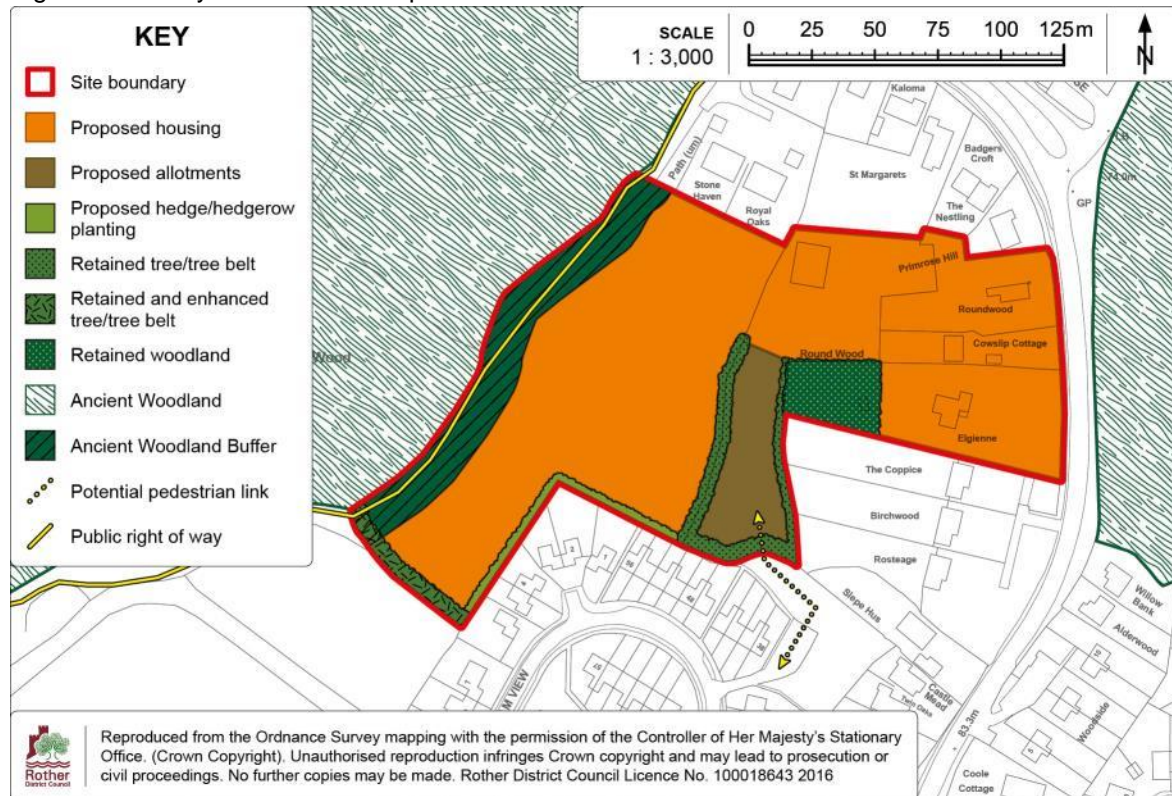
- (i) some 40 dwellings (net) are provided within the identified residential area as indicated on the Detail Map, of which 40% are affordable;
- (ii) a new access is provided off the A28 Northiam Road to the east, to the satisfaction of the Highway Authority;
- (iii) allotments are provided within the area indicated on the Detail Map and the trees and hedgerows in this area are retained, together with the adjacent area of retained woodland;
- (iv) existing trees and hedgerows on the site boundaries are retained, and new screen tree and hedgerow planting employing native species is provided on the boundaries indicated on the Detail Map;
- (v) provision is made for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide (which does not include residential gardens), on the north-western boundary, between the edge of development and the ancient woodland; and
- (vi) provision is made for an acceptable connection to the local sewerage system, in agreement with the service provider.

Villages with site allocations

Broad Oak

- 11.40 The Detail Map below provides an indicative general layout of the development site.

Figure 44: Policy BRO1 Detail Map



Site Allocation: Land at the Rainbow Trout Public House, Broad Oak

- 11.41 The site comprises the public house, which has recently closed, its large garden and part of an open field to the south. The public house, together with sufficient space for necessary facilities including a car parking area and garden, is to be retained in the north-western part of the site. The eastern part of the former pub garden, together with land to the south which links to the recent Ostlers Field development, offers an opportunity for residential redevelopment. It is anticipated that 20 dwellings will be provided, of which 40% will be affordable. The site is visually contained in the wider landscape and is centrally located in the village with good access to local services and amenities.
- 11.42 Access could be gained either via Ostlers Field to the west or direct from Chitcombe Road via a new access point to which the Highway Authority has agreed "in principle", subject to appropriate visibility being achieved through the remodelling of an existing layby, and the provision of a footway along the site frontage. Access from the A28 east of the site would not be supported due to the significant earthworks and tree removal which would be necessary.

- 11.43 In the event of the main vehicular access being from Ostlers Field, an additional pedestrian access to serve the new residential development should be provided on Chitcombe Road, in the interests of permeability and encouraging sustainable travel.
- 11.44 Existing planting on the site boundaries and in the central part of the site should be retained and enhanced for landscape and biodiversity reasons and to enhance historic field boundaries. A new landscape buffer will be required on the southern boundary. All new planting should utilise native species.
- 11.45 A sewer line passes through the southern part of the site. Its exact location, size and depth must be determined by any future developer on site and this will need to be taken into account in planning the site layout.
- 11.46 The site has a medium potential to contain prehistoric, Roman and medieval remains. An archaeological assessment would be a planning application requirement.

Policy BRO2: Land at the Rainbow Trout public house, Broad Oak

Land at the Rainbow Trout public house, as shown on the Policies Map, is allocated for a comprehensive scheme comprising a public house and residential development. Proposals will be permitted where:

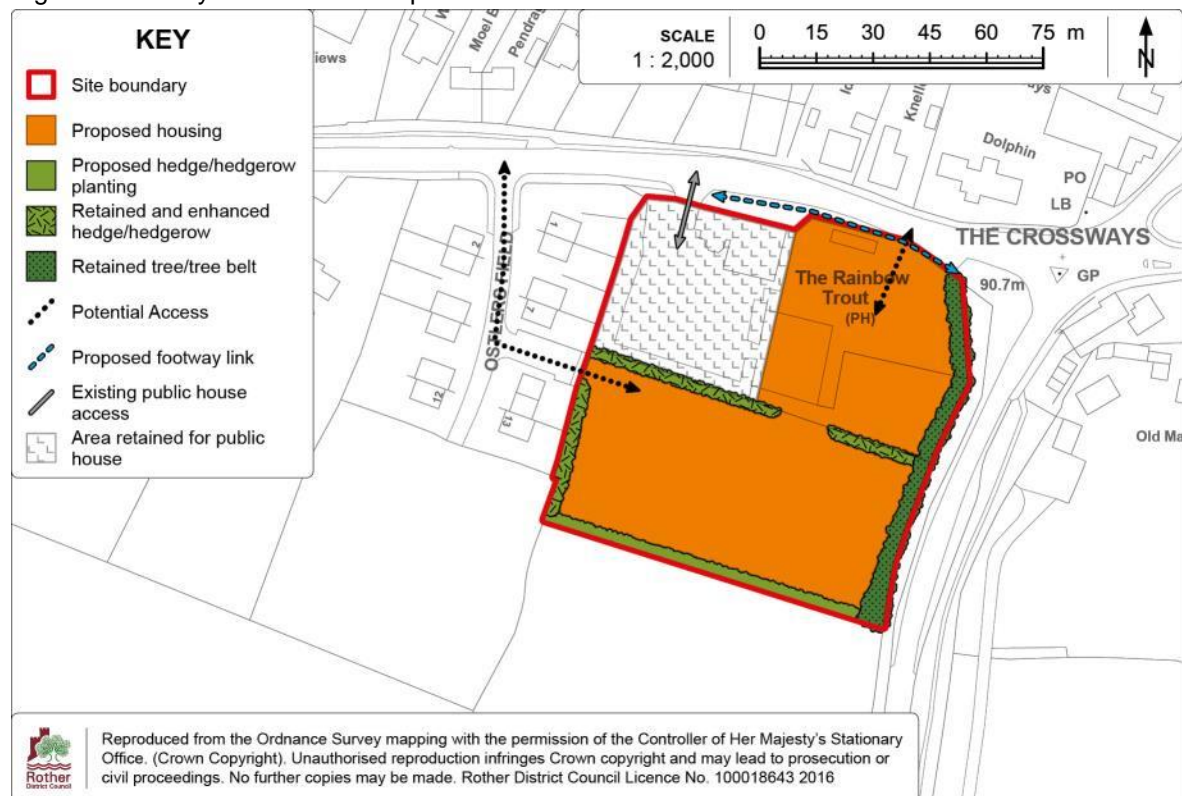
- (i) the public house is retained, together with necessary facilities and features, including car parking and garden area;
- (ii) some 20 dwellings are provided in the proposed residential area as indicated on the Detail Map, of which 40% are affordable;
- (iii) a new vehicular access to serve the residential area is achieved to the satisfaction of the Highway Authority, either from Ostlers Field or direct from Chitcombe Road;
- (iv) a new pedestrian access is provided to link the residential area with Chitcombe Road, together with necessary highway infrastructure including a footway and crossing point, as advised by the Highway Authority; and
- (v) existing trees and hedgerow planting on the site boundaries and in the central part of the site, as indicated on the Detail Map, are retained and enhanced and a new hedgerow employing native species is provided on the southern boundary of the site.

- 11.47 The Detail Map below provides an indicative general layout of the development site.

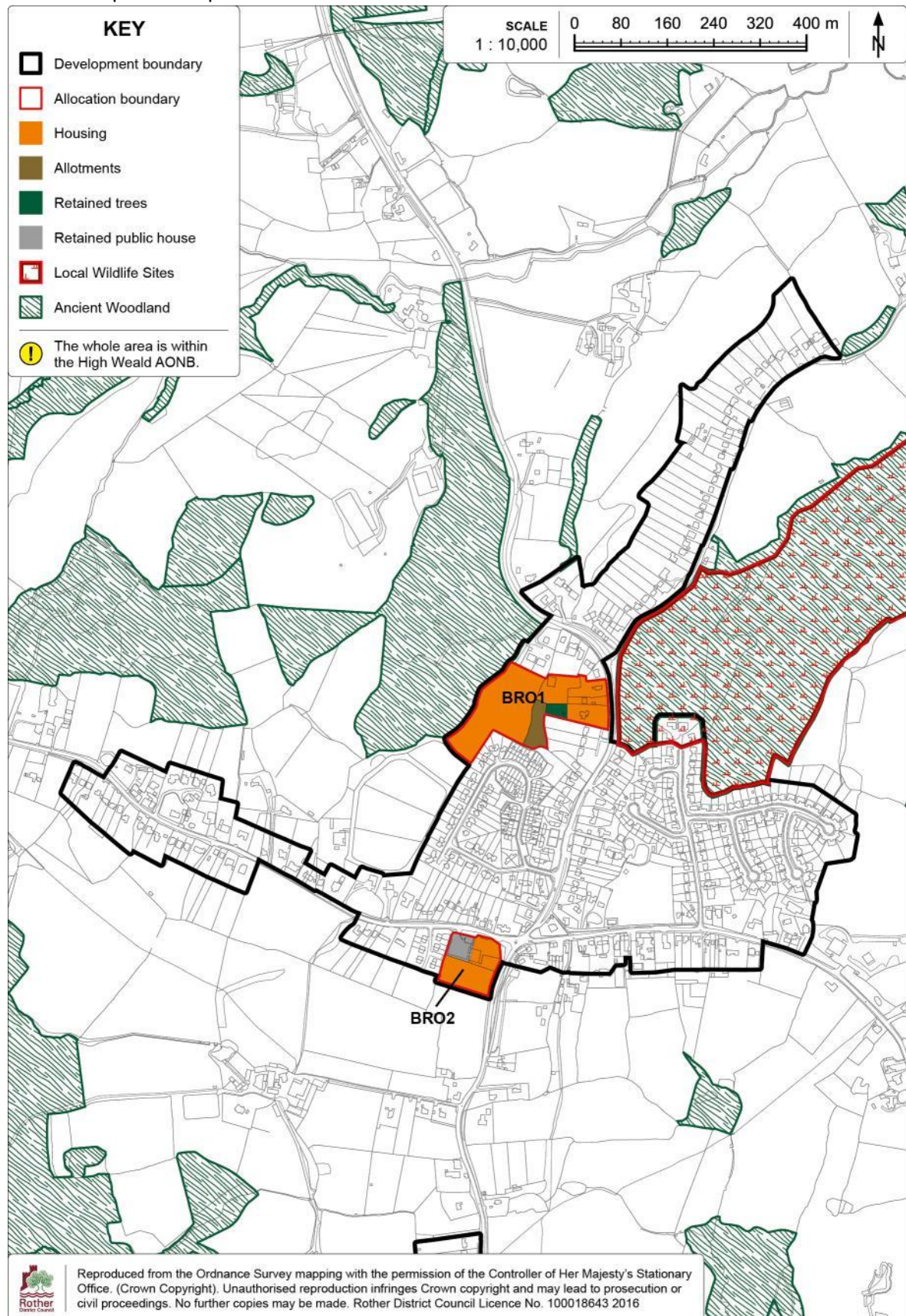
Villages with site allocations

Broad Oak

Figure 45: Policy BRO2 Detail Map



Policies Map Inset Map 6: Broad Oak



Camber

Context

- 11.48 Camber is a coastal village in the eastern part of the district, close to the border with Kent. It has a small population but its large sandy beach, Camber Sands, can attract significant numbers of seasonal weekend and day tripper visitors. These population fluctuations have a significant impact on the role of the village and its ability to meet the service requirements of both residents and visitors successfully.
- 11.49 Camber is situated on a low lying area of coastal levels, with a relatively unpopulated surrounding hinterland. The settlement is bounded to the north, east and south by Sites of Special Scientific Interest (SSSI), which to the north and south-east also form part of the internationally protected Dungeness, Romney Marsh & Rye Bay Special Protection Area (SPA) and Ramsar site (wetland of international importance). Two distinct sections of sand dunes lie south of the village and also form part of the SSSI designation.
- 11.50 Most of the village falls within Flood Zone 3, as identified by the Environment Agency, although it is largely defended from flooding by its tall sand dunes.
- 11.51 Camber is relatively well served by local amenities, with shops, a village hall, pubs and restaurants, but it lacks a primary school. A branch doctor's surgery is provided at Camber Memorial Hall. Residents would generally look to Rye, as the main service centre for the eastern half of district, for other needs.
- 11.52 Camber is one of the more deprived communities in Rother, being geographically and economically isolated and dependent on a highly seasonal tourist trade. The regeneration of Camber is identified in the Corporate Plan as one of the Council's long-term executive priorities.
- 11.53 Camber is served by bus but not by rail, the closest station is at Rye. There is a single road into the village from the eastern and western directions. Congestion can be a particular issue during busy summer periods.
- 11.54 Camber and its surroundings are within the area covered by the Dungeness Complex Sustainable Access and Recreation Management Strategy (SARMS), which seeks to manage recreational pressure and disturbance of the internationally protected nature conservation sites (as further detailed in the Environment Biodiversity and Green Space section of this document). Particular recommendations of the SARMS in Camber include: monitoring numbers of both birds and visitors; consideration of access restrictions to sensitive areas; and improvements to signage and interpretation boards. It also promotes implementation of a works programme to manage access to the dunes.

Development Provisions and Development Boundary

- 11.55 Given the size of the village, the range of services available and, particularly, the environmental constraints of flood risk and nature conservation designations in the locality, the Local Plan Core Strategy set a modest target of 20 additional new dwellings on brownfield sites in the village up to 2028. However, for the reasons set out, it has only been possible to identify an allocation for 10 dwellings. Although this is somewhat less than the Core Strategy target, the constraints on expansion of the village are so substantial that there are no reasonable alternatives outside the built up area. There may, however, be further redevelopment opportunities within the village.
- 11.56 The adopted Camber Village Supplementary Planning Document (SPD) (2014) provides the current planning policy framework to steer development and change in the village.
- 11.57 There are very limited sites with development opportunity in Camber. Outward expansion of the village is prevented by the presence of nationally and internationally protected areas in all directions except the immediate west. Greenfield sites are discounted because they would be unlikely to pass the “exception test”, necessary for sites in Flood Zone 3. Other potential sites have access constraints.
- 11.58 A significant proportion of the village footprint is accounted for by holiday parks, the residential redevelopment of which would conflict with Policies EC3 and EC6 of the Core Strategy, which seek to retain employment land and tourism accommodation in such use.
- 11.59 Two brownfield sites in the south central part of the village have been identified for redevelopment: land at the Former Putting Green and land at the Central Car Park. The allocations effectively reaffirm the principles advocated by the SPD. Both sites have good access to the village’s main amenities. However, for flood risk reasons, permanent residential accommodation is not appropriate at the Central Car Park and it is anticipated that development at this site would include commercial and operational uses (including tourist accommodation), and an improved public realm.
- 11.60 The development boundary generally tightly encloses the existing built form of the village, preventing encroachment into the adjoining designated sites and the development of greenfield sites within Flood Zone 3.
- 11.61 The Development Boundary and site allocations are detailed on the Policies Map Inset Map at the end of this section.

Site Allocation: Land at the Former Putting Green, Old Lydd Road, Camber

- 11.62 The site is centrally located in the southern part of the village. It is a raised, rectangular shaped plot of 0.2 hectares, formerly used as a putting green but now cleared and in use as a pay and display car park for 70 cars.
- 11.63 There is a mixture of residential and commercial uses on Old Lydd Road but it is proposed the redevelopment of this site should be wholly residential. This will complement the commercial uses proposed nearby at the other allocation site at the Central Car Park. It is anticipated that 10 dwellings will be provided.
- 11.64 The site lies within Flood Zone 2 and a Flood Risk Assessment (FRA) will need to accompany the planning application. Sleeping accommodation will need to be restricted to the first floor level and above, but general living accommodation could be acceptable on the ground floor, subject to the FRA.
- 11.65 Built development should be focused on the southern section of the site to avoid overlooking and a reduction in light for the adjacent residential development to the north and west.
- 11.66 A new vehicular access should be provided from Marchants Drive to the east and/or the private track to the west, in consultation with the Highway Authority, and a new pedestrian footway should be provided along the site's southern boundary on Old Lydd Road.
- 11.67 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.
- 11.68 The sand dunes opposite the site are significant both as major landscape features and as part of the Dungeness, Romney Marsh & Rye Bay SSSI. The protection and management of the dunes are key landscape and ecological objectives of the adopted SPD. A planning application for the site's redevelopment will also need to demonstrate that there will be no adverse effect on the dunes.
- 11.69 Historically, the site was used as a school, and is of local archaeological interest. A heritage statement which considers any archaeological impacts will need to accompany the planning application in accordance with the Council's validation requirements.

- 11.70 The site's redevelopment will result in a small reduction in public car parking capacity in the village. However, there is a significant amount of alternative car parking provision in Camber, and the benefits of redeveloping this prominent site, including in terms of it making a valuable contribution to the village's housing supply and improving the street scene, are considered to outweigh this loss. It is noted that any additional demand for car parking in the winter months could be adequately accommodated elsewhere in the village, including at the Central Car Park, in the event of the redevelopment of the former putting green site. It is not proposed to utilise the western car park in the winter months (which would raise potential nature conservation issues).

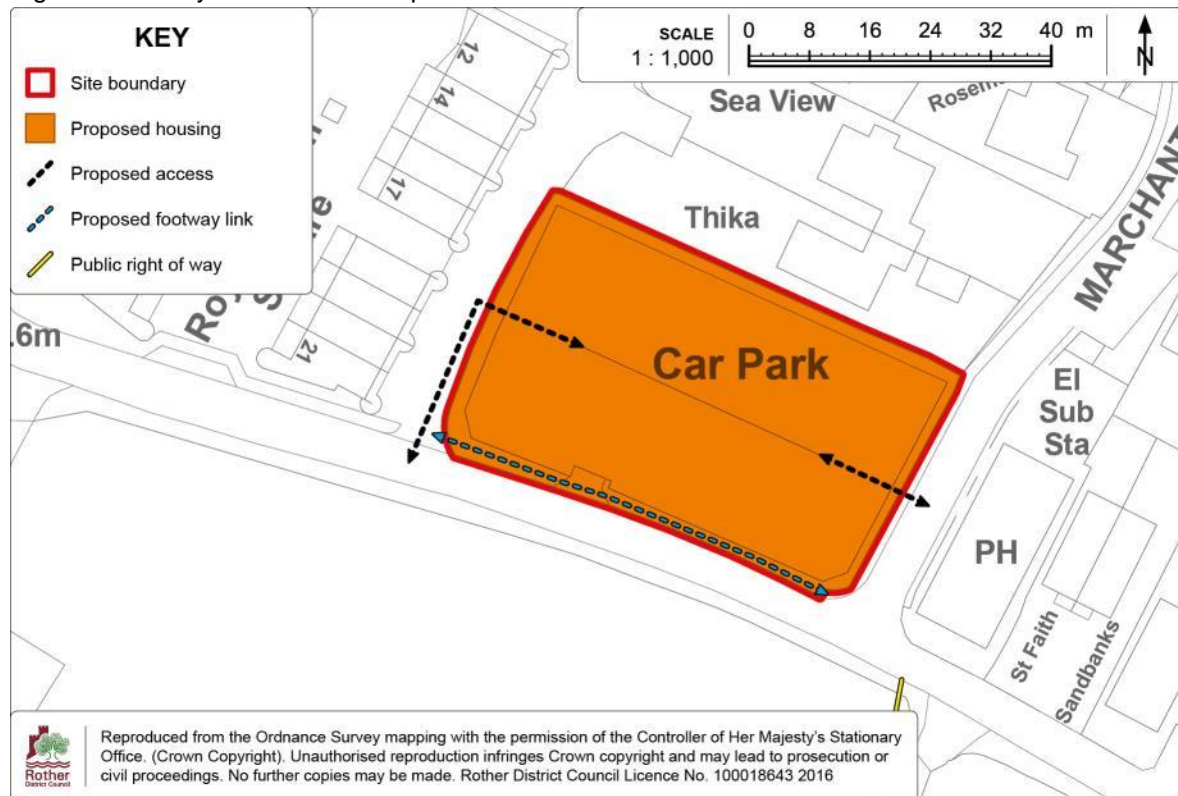
Policy CAM1: Land at the Former Putting Green Site, Old Lydd Road, Camber

Land at the former Putting Green site, as shown on the Policies Map, is allocated for residential development. Proposals will be permitted where:

- (i) some 10 dwellings are provided, of which 40% are affordable;**
- (ii) in relation to the form of development, regard is given to the Council's adopted Camber Village Supplementary Planning Document (2014);**
- (iii) a site specific flood risk assessment has been undertaken which demonstrates that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall;**
- (iv) a new access is achieved as indicated on the Detail Map;**
- (v) a new footway alongside the site's southern boundary is provided to link the new development to the existing Marchants Drive footway, as indicated on the Detail Map; and**
- (vi) there is no adverse impact on the adjacent Dungeness, Romney Marsh and Rye Bay SSSI; and**
- (vii) the development contributes towards the implementation of the Dungeness Complex Sustainable Access and Recreation Management Strategy (SARMS).**

- 11.71 The Detail Map below provides an indicative general layout of the development site.

Figure 46: Policy CAM1 Detail Map



Site Allocation: Land at the Central Car Park, Old Lydd Road, Camber

- 11.72 The central car park occupies a level plot of 0.6 hectares, in a central position on the southern edge of the village and is within walking distance of the main amenities. It represents the centre of visitor activity for the village, with a large pay and display car park with 170 spaces next to the beach, and 4 buildings accommodating uses including the coastal management office, public conveniences and tourist shops.
- 11.73 Given its prime position, the redevelopment of the central car park site is an opportunity to act as a catalyst for the regeneration of Camber village by enhancing the tourist offer. A scheme should be brought forward as a comprehensive mixed use development to include an improved public realm together with tourism, commercial and operational uses (beach patrol office, police/ medical offices) and some car parking.
- 11.74 The site is within Flood Zone 3 and the Environment Agency has advised that, whilst much of Camber is protected from flooding to an appropriate standard by the presence of the sand dunes, the car park is not defended and therefore the site is not suitable for permanent residential development. However, holiday accommodation at first floor level, above the design flood level, would be acceptable. An application would need to be accompanied by a site-specific flood risk assessment.

- 11.75 The site is immediately adjacent to the Dungeness, Romney Marsh & Rye Bay SSSI to the east, west and south, and also to the Ramsar and SPA to the south. The dunes to the west are also designated as a Local Geological Site. The protection and management of the dunes are key landscape and ecological objectives of the SPD. A key factor contributing to dune erosion at Camber is the large numbers of recreational visitors, and effects are worst around the Central Car Park. Consequently, a planning application for the site's redevelopment will need to include measures to manage access to the dunes adjacent to the site and demonstrate that there will be no adverse effect on the designated areas, including the dunes, from visitors. 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.
- 11.76 There are underground sewers in the central part of the site and these will need to be taken into account in planning the site layout.
- 11.77 The site contains World War II defence remains of local archaeological interest. A heritage statement which considers any archaeological impacts, including the preservation of any visible extant remains, will need to accompany the planning application.
- 11.78 The site is presently the principal car park for this part of the village, open all year round. In the winter period it is relied upon, due to the large car park at the western end of the village being closed. In busy summer periods, visitors seeking to access the car park can lead to congestion on Old Lydd Road. Therefore, the traffic implications of the site's redevelopment, including the reduction in car parking capacity, will need careful consideration including through a traffic management plan.
- 11.79 An opportunity to mitigate the reduction in car parking spaces exists in the "overflow car park" to the north-east of the site. This area, which is accessed through the Central Car Park, is currently only used on the busiest days when the Central Car Park is full. Increased use and formalisation of the overflow car park will require the agreement of the County Council as landowner and should be investigated through a traffic management plan. Another potential traffic management measure to ease congestion, identified in the SPD, is the formation of a one-way through-route from Old Lydd Road to the overflow car park and on to Lydd Road. This would necessitate a new access from Lydd Road to the overflow car park, through the adjacent public open space known as Johnson's Field, which would require the agreement of the County Council (both as landowner and highway authority) and the Parish Council, which leases the open space. Any such proposals, which could also be considered through a traffic management plan, will also need to assess the implications for open space provision and highway safety, as well as ensuring there is no adverse effect on the adjacent SSSI.

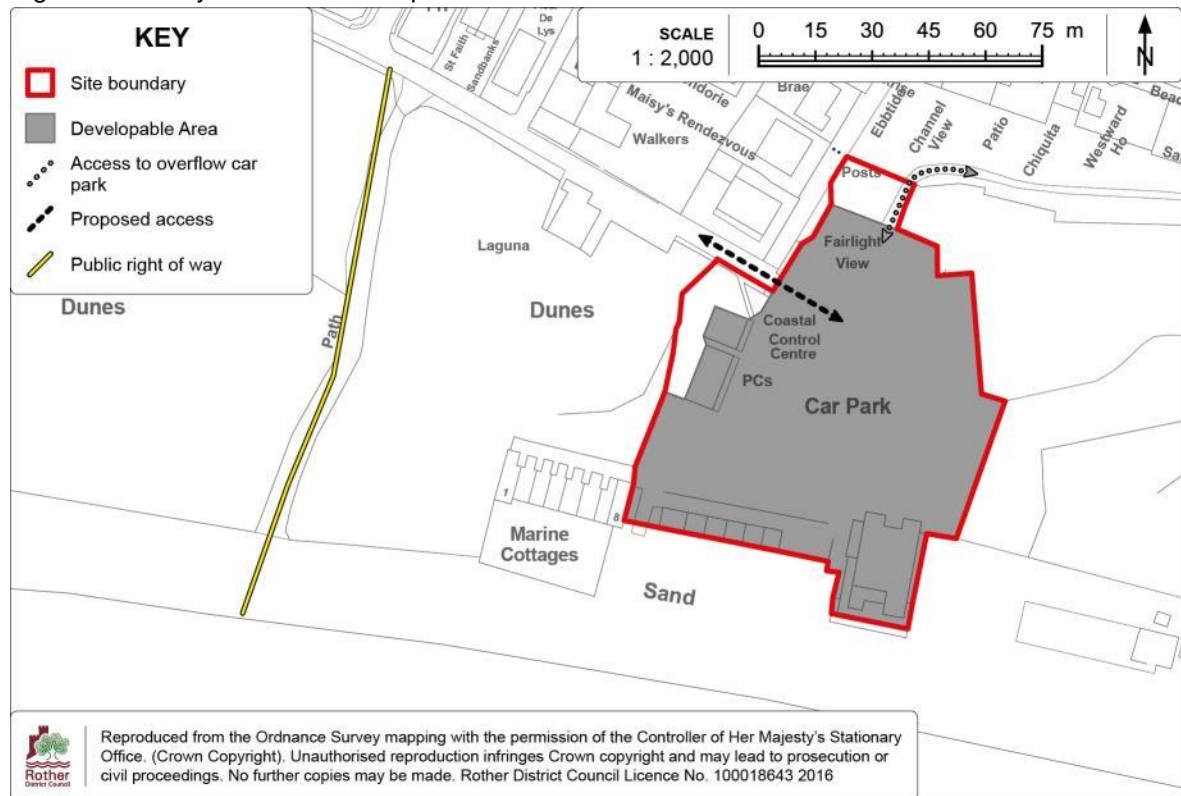
Policy CAM2: Land at the Central Car Park, Old Lydd Road, Camber

Land at the Central Car Park, as shown on the Policies Map, is allocated for a comprehensive mixed-use scheme to include an improved public realm with tourism (including visitor accommodation), commercial and operational uses. Proposals will be permitted where:

- (i) in relation to the form of development, regard is given to the Council's adopted Camber Village Supplementary Planning Document (2014);
- (ii) access is achieved off Old Lydd Road;
- (iii) a traffic management scheme is submitted to manage traffic impacts arising from the development, both during and after the construction period. The scheme shall include an assessment of the impact on public car parking provision throughout the year and demonstrate that appropriate provision will be retained in the village during the winter period (October to March);
- (iv) a site specific flood risk assessment has been undertaken which demonstrates that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall; and
- (v) there is no adverse impact on the adjacent Dungeness, Romney Marsh and Rye Bay SSSI, SPA or Ramsar site, including the sand dunes; and
- (vi) the development contributes towards the implementation of the Dungeness Complex Sustainable Access and Recreation Management Strategy (SARMS).

11.80 The Detail Map below provides an indicative general layout of the development site.

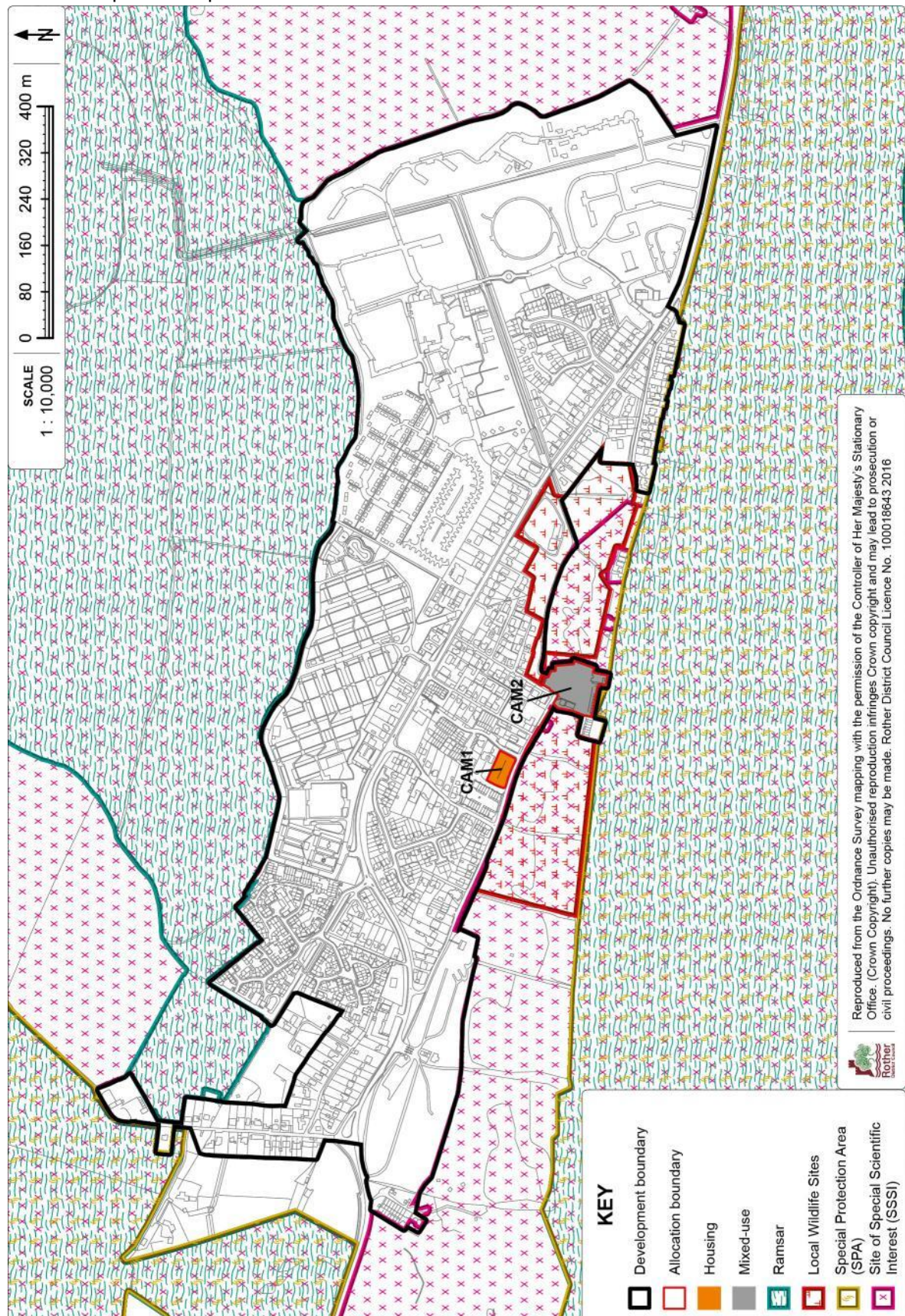
Figure 47: Policy CAM2 Detail Map



Villages with site allocations

Camber

Policies Map Inset Map 7: Camber



Catsfield

Context

- 11.81 Catsfield is located on the B2204, two and a half miles from Battle, just over a mile from Ninfield and about four miles north of Bexhill. As a 'Saxon, medieval and post-medieval settlement', the village is identified as an Archaeological Notification Area. Historically, the village grew up as a 'nucleated cross' and the main part of the village is built around three roads that form a triangle.
- 11.82 Catsfield is set amongst the attractive undulating countryside of the Combe Haven Basin, although in terms of flood risk and habitat designations it is one of the least environmentally constrained villages in the District. The boundary of the High Weald AONB is immediately to the north of the village but does not 'wash over' the village itself, nor include land to the south of the village.
- 11.83 The village has a good range of local services including a primary school, a general store/post office, butcher's shop, public house, village hall, church and recreation ground including a pavilion and children's play area situated a little to the north of the village.
- 11.84 Catsfield has many elements of a sustainable community, as well as having public transport links to the larger towns of Battle, Hastings and Bexhill. As such, it is defined as a 'local service village' within the Core Strategy.

Development Provisions and Development Boundary

- 11.85 Catsfield is identified as having potential for 47 dwellings from new sites within the Core Strategy. Planning permission has recently been granted for 9 houses on land south of Skinners Lane,⁷⁰ leaving an outstanding target of 38 dwellings.
- 11.86 While the range of local services is good, there is a relative shortage of amenity open space when the Council's open space standards are applied at a village level. New development offers the opportunity to address this. In addition, there is a local aspiration to provide a skate ramp or facility for older children/teenagers. This would most appropriately be accommodated at the Catsfield Recreation Ground and Community Infrastructure Levy (CIL) payments from new development will offer a potential funding source.
- 11.87 In considering suitable areas for development within and around the village, there is little opportunity for infill development within the development boundary. Areas to the east are visually exposed and contained within a rural setting. The topography generally rises away from the village and development here would cause harm to the landscape and character of the High Weald AONB.

⁷⁰ Planning permission reference RR/2016/2534/P

- 11.88 Development to the north of the village would be far removed from most services, out of keeping with the prevailing rural character of this area and would also cause harm to the landscape and character of the High Weald AONB. Areas to the south, while outside the AONB designation, are visually exposed with a strong sense of place as a pleasant stream valley and setting for the village. Development here would cause harm to the rural setting and landscape character of the village.
- 11.89 Consequently, the development boundary generally tightly encloses the existing built form of the village, preventing its expansion into the fields and woodland beyond. The development boundary also largely follows existing residential curtilages unless there are particular concerns about back land development encroaching into the countryside and harming the rural setting of the village.
- 11.90 One well-contained site, screened from the wider countryside, fronting the main road in the centre-west of the village, has been included within the development boundary, the development of which will effectively meet the village's outstanding housing target as well as accommodating a new area of public open space. The allocation of this site for housing and amenity open space is set out below. The site south of Skinners Lane, subject to the recent planning permission for 9 dwellings, is also included within the development boundary.
- 11.91 The Development Boundary and site allocations are detailed on the Policies Map Inset Map at the end of this section.

Site Allocation: Land west of the B2204, Catsfield

- 11.92 The site comprises an undeveloped field at the rear of the White Hart public house and residential properties fronting the B2204 (The Green), which has a frontage to the road. It is within the High Weald AONB but is well contained and screened from the wider landscape by mature trees. It is in close proximity to village services and bus stops. The developable area is approximately 1 hectare and it is anticipated that 35 dwellings will be accommodated, 40% of which will be affordable.
- 11.93 An area of at least 0.3 hectares of amenity open space in the form of a village green should be provided at the front of the site as part of its development, as illustrated on the Detail Map. In addition to providing a facility for new residents and enhancing the appearance of the development, this will make a valuable contribution towards reducing the deficit of this type of open space in the village. It will provide a location for small-scale community events at a central location and offer the additional benefit of complementing the setting of the adjacent public house, a Grade II Listed Building. In terms its design, the village green should benefit from passive surveillance of residential properties fronting onto it.
- 11.94 Historic field boundaries are present to the south-west, north-west, north-east and south-east of the site, which should be retained and reinforced with buffer planting of native species.

- 11.95 A tree survey will need to inform the future development scheme to ensure the retention of boundary trees, including the provision of a suitable buffer to protect their roots, and to avoid undue overshadowing from trees in the site layout. A new hedgerow of native species should be provided on the south-eastern boundary.
- 11.96 Access to the site would be from The Green (B2204) to the north of the existing pedestrian crossing. Provision of some street lighting and/or improved road markings on the B2204 may be necessary to meet highway safety requirements, subject to the further advice of the Highway Authority. A pedestrian link from the site to the adjacent 1066 Country Walk would benefit permeability.
- 11.97 Regard will need to be had, in developing a proposal, to protecting the amenities of adjoining residents to the east.
- 11.98 The site has high potential for prehistoric, Roman and medieval archaeological remains. Appropriate archaeological assessment will need to be undertaken in support of a planning application for its future development. The findings of the assessment may need to inform the layout and design of the proposal.
- 11.99 A sewer line crosses the eastern part of the site and this will also need to be considered in planning a development layout.

Policy CAT1: Land west of the B2204, Catsfield

Land to the west of the B2204, as shown on the Policies Map, is allocated for a comprehensive scheme comprising residential development and amenity open space. Proposals will be permitted where:

- (i) some 35 dwellings are provided, of which 40% are affordable;**
- (ii) the development provides an amenity open space in the form of a village green of at least 0.3ha in size, extending across the road frontage and into the site as indicated on the Detail Map, and laid out to benefit from passive surveillance from adjacent dwellings;**
- (iii) a new vehicle/pedestrian access is achieved off the B2204, together with a pedestrian link to the 1066 Country Walk;**
- (iv) existing trees and hedgerows on the site boundaries are maintained and reinforced with planting of native species and a new hedgerow is provided on the south-eastern boundary, as indicated on the Detail Map;**
- (v) an assessment and evaluation of the site's archaeological potential has been carried out and mitigation measures are implemented accordingly; and**
- (vi) care is taken to respect the amenity value and setting of adjoining properties on the eastern boundary.**

Villages with site allocations

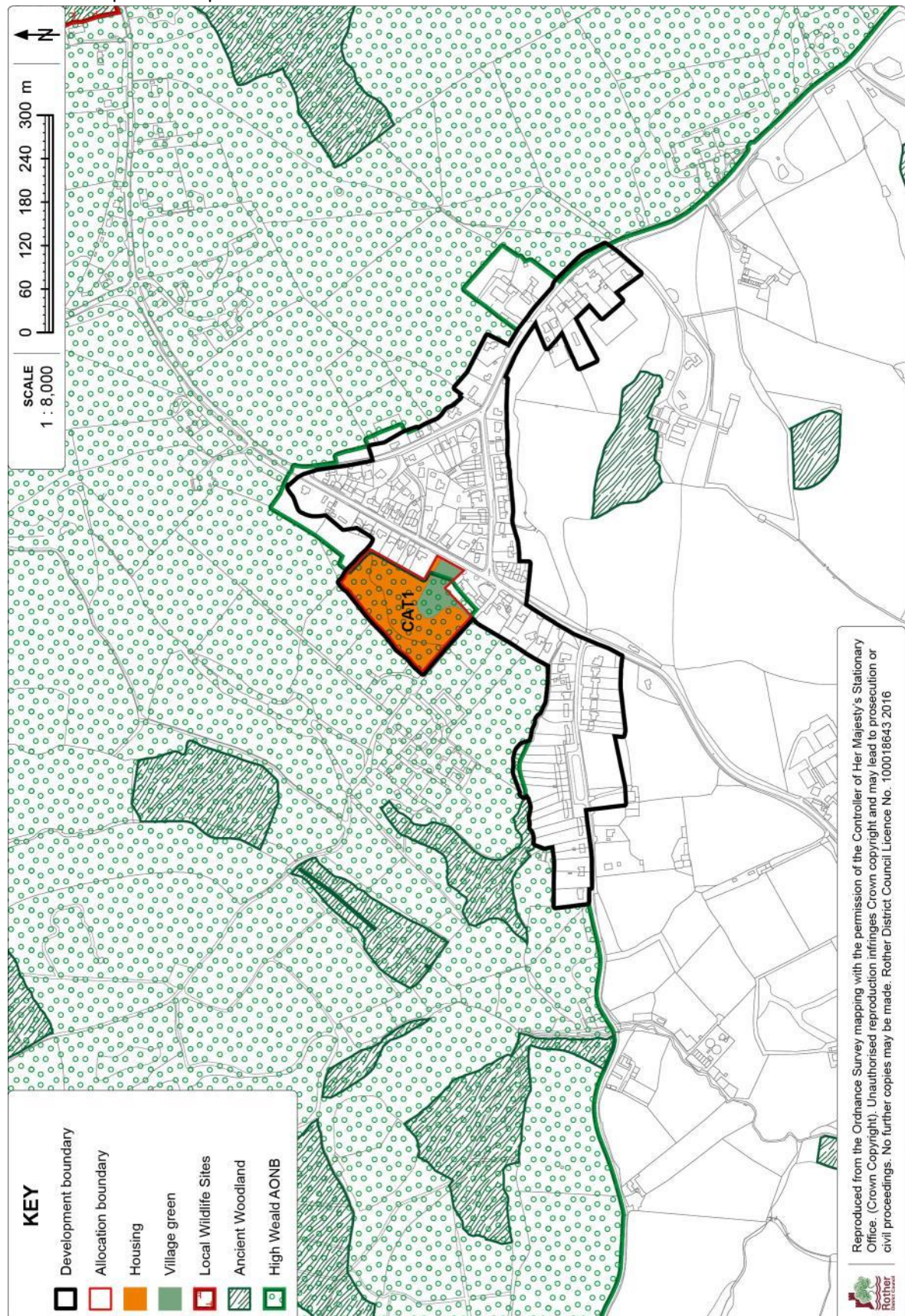
Catsfield

11.100 The Detail Map below provides an indicative general layout of the development site in accordance with the above policy.

Figure 48: Policy CAT1 Detail Map



Policies Map Inset Map 8: Catsfield



Fairlight Cove

Context

- 11.101 The village of Fairlight Cove is situated on the coast approximately 5 miles north-east of Hastings. It is characterised by 20th century residential development extending inland from the cliff edge. It is the largest settlement within the parish of Fairlight. The village is accessed via Battery Hill/ Pett Level Road, a C-class road which is generally narrow with some tight bends, steep gradients and poor visibility in places.
- 11.102 Fairlight Cove has a limited range of services, despite having a larger population than many other Rother villages. This is in part explained by its proximity to Hastings. Services include a post office, village hall, recreation ground, public house (currently closed) and church. A part-time doctor's surgery operates from the village hall. A bus service links the village to Hastings and Rye. However, there is no primary school or train station. Fairlight parish has a notably higher proportion of residents aged 65 years and older, and a higher percentage of people with a long-term health problem or disability, compared to district averages.⁷¹
- 11.103 The surrounding countryside is generally wooded and undulating, lying within the High Weald Area of Outstanding Natural Beauty (AONB), although most of the developed areas of Fairlight Cove and Fairlight are excluded from the designation. The cliffs to the south of the village form part of the Hastings Cliffs to Pett Beach Site of Special Scientific Interest (SSSI), and those to the south-west are internationally protected for their wildlife and habitats as the Hastings Cliffs Special Area of Conservation (SAC).
- 11.104 Hastings Country Park Local Nature Reserve (LNR) adjoins the village to the south-west, following the Hastings borough boundary. An area of ancient woodland lies to the west. Land between Fairlight Cove and the district boundary is designated as a Strategic Gap, which has been extended to also include developed land in the smaller settlement of Fairlight⁷². Development within the Strategic Gap is strictly controlled and only permitted in exceptional circumstances in order to protect the generally open character of the area.
- 11.105 There are issues of coastal erosion and land instability at the cliff edge at Fairlight Cove. While there are engineering works, including rock bunds, in place to control erosion and land loss, they do not prevent it. The situation is further complicated by the lack of a surface water drainage system in the village. Consequently, Policies DEN5 and DEN6 of this Plan place limits on surface water run-off from development and restricts soakaway drains close to the cliff edge.

⁷¹ 2011 census

⁷² Policy DEN3 refers.

Development Provisions and Development Boundary

- 11.106 The Core Strategy identifies a requirement for 37 dwellings in the village from large sites. This remains the target as at 1st April 2018, the base date of the Plan.
- 11.107 There are environmental constraints to the outward expansion of the village. The cliff edge and SSSI lies to the south and the Strategic Gap is to the west. To the north, land is in part elevated, offering panoramic views. Open countryside within the AONB lies to the east. Infill opportunities within the built-up area are limited, and access poses a constraint in many areas; a number of roads being narrow and unmetalled.
- 11.108 Two sites have been identified to accommodate the outstanding housing requirement. One is a former 2006 Local Plan allocation, centrally located in the village. It is a vacant site, formerly a garden nursery. It is bounded by residential development on all sides and within walking distance of services. Its redevelopment for housing is still appropriate, and it is subject to an outline planning application⁷³ for 16 dwellings which has delegated approval subject to conditions and the completion of a Section 106 legal agreement. As permission has not yet been granted, it is appropriate to reallocate the site.
- 11.109 It has not been possible to accommodate the outstanding requirement of 21 dwellings within the existing built-up area of the village. Consequently, a small area, forming part of Wakeham's Farm, known locally as the "East Field", on the north-eastern edge of the village, east of Waites Lane, has been identified. A Landscape Character Assessment has found that while the site is within the AONB, it is visually enclosed and the impact on the AONB from development would be limited. It would represent a logical extension to the built up area, relating well to existing development on Waites Lane and Pett Level Road. In landscape terms, the allocation site has a distinctly different character to the adjacent field to the east, which is open in character, with a strong visual relationship to the surrounding AONB and is not, therefore, suitable for development. The site offers an opportunity to provide a slightly higher housing figure than the Core Strategy target, together with a doctor's surgery and open space.
- 11.110 The development boundary tightly follows the existing built-up area together with the allocation site east of Waites Lane. Other than at this site, the boundary excludes the AONB. It also excludes the SSSI and Strategic Gap. The development boundary is drawn back from the cliff edge, to protect land that may be at risk of erosion or land instability. This is further detailed in the section on Land Stability and Policy DEN6 in the Environment chapter of this Plan.
- 11.111 The Development Boundary and site allocations are detailed on the Policies Map Inset Map at the end of this section.

⁷³ RR/2017/457/P

Site Allocation: Land at the Former Market Garden, Lower Waites Lane, Fairlight Cove

- 11.112 The site is centrally located in the village, adjacent to Lower Waites Lane. It comprises vacant land that slopes down from north-west to south-east. The developable area is some 0.5 hectares and it is anticipated that 16 dwellings will be provided, of which 40% will be affordable.
- 11.113 There is a dense tree screen and a stream along the site's south-eastern boundary which should be retained as a wildlife area. There are several mature trees on other boundaries including two protected oaks on the south western and north eastern boundaries which will need to be retained. There is evidence of protected species on the site and appropriate mitigation will be required. A second wildlife area would be appropriate adjacent to the north-western boundary, as indicated on the Detail Map. Measures may also be necessary to manage any invasive species within the site.
- 11.114 SuDS will be required to manage surface water run-off, which will need to be restricted to the greenfield rate, in accordance with Policy DEN5. This is likely to require storage within the site, and may necessitate the realignment of the stream within the site, subject to the consent of the County Council as Lead Local Flood Authority. The developer will need to work with Southern Water to ensure the necessary sewerage infrastructure is available to serve the development.
- 11.115 The site has a medium potential to contain archaeological remains, and archaeological survey work will also be required.
- 11.116 The site is accessed via Lower Waites Lane, an unadopted road, via Smugglers Way to the south-west. Off-site road improvements will be required to increase the carriageway width at the junction.

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

Land at the Former Market Garden, Lower Waites Lane, as shown on the Policies Map, is allocated for residential development. Proposals will be permitted where:

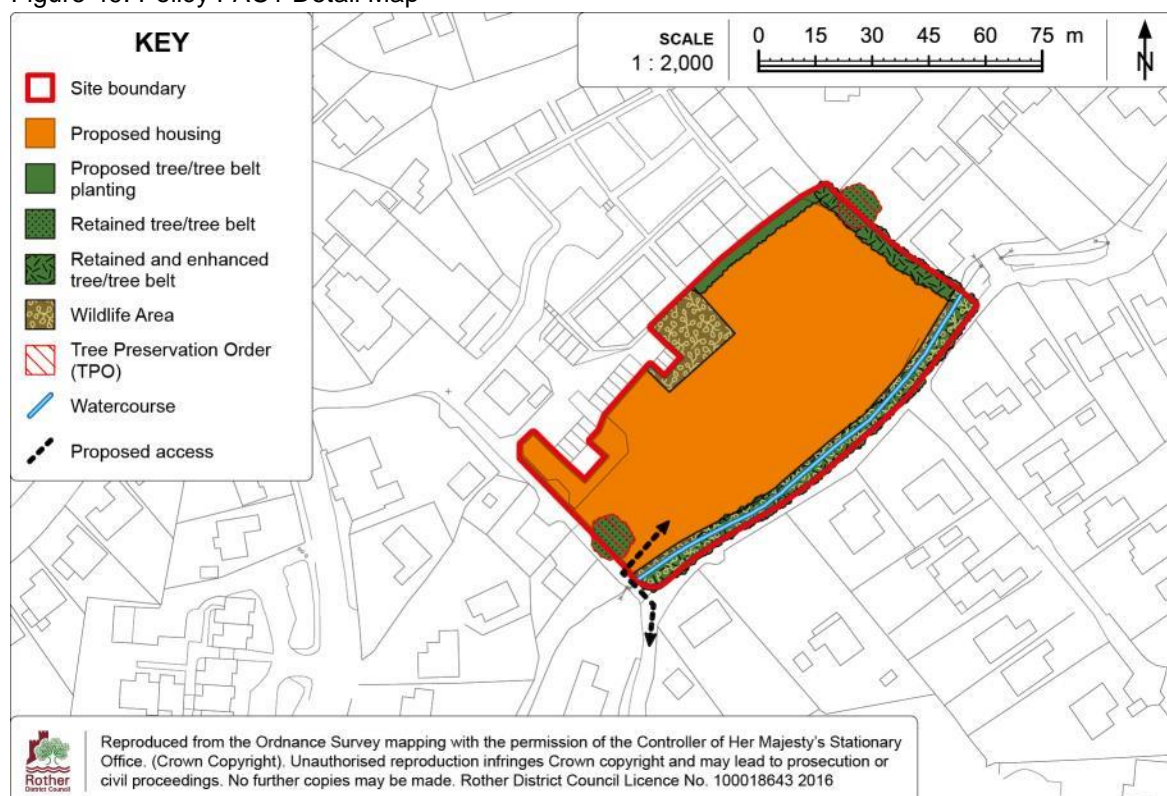
- (i) 16 dwellings are provided, of which 40% are affordable;
- (ii) access is provided from Lower Waites Lane via Smugglers Way, as indicated on the Detail Map, and necessary off-site road improvements are secured;
- (iii) the existing tree belts on the south-eastern, north-eastern and north-western boundaries are retained and enhanced with additional planting of native species; and the trees subject to Tree Preservation Orders on the south-western and north-eastern boundaries are retained; as indicated on the Detail Map;
- (iv) a biodiversity strategy makes provision for any protected species found to be using the site, and includes appropriate mitigation and/or compensation for any loss of habitat. The strategy shall include the retention and management of a wildlife corridor adjacent to the south-eastern boundary and a wildlife area in the northern part of the site, as indicated on the Detail Map;
- (v) sustainable drainage (SuDS) is provided in accordance with Policy DEN5;
- (vi) an acceptable connection is made to the local sewerage system in liaison with the service provider; and
- (vii) an assessment and evaluation of the site's archaeological potential has been carried out and mitigation measures are implemented accordingly.

11.117 The Detail Map below provides an indicative general layout of the development site in accordance with the above policy.

Villages with site allocations

Fairlight Cove

Figure 49: Policy FAC1 Detail Map



Site Allocation: Land east of Waites Lane, Fairlight Cove

- 11.118 The site forms part of an open field on the eastern edge of the village and measures some 3 hectares.
- 11.119 The site can accommodate some 30 dwellings, of which 40% would be affordable. Having regard to the village's demography and its lack of a school, the site is more suited to housing for older people. Background evidence gathered in support of the (now abandoned) Fairlight Neighbourhood Plan found demand amongst existing residents for smaller (1 – 2 bed) units to meet their future housing needs. Therefore, it is proposed that at least a half of the total number of dwellings provided should be age-restricted housing, of an appropriate size and layout, which could take the form in smaller individual houses, bungalows or possibly, some form of housing with care.
- 11.120 A doctor's surgery should also be provided, which would replace the existing part-time surgery at the village hall and is particularly appropriate having regard to the older age profile of the village.
- 11.121 Unlike the remainder of the village, the site lies within the High Weald AONB, and its development will need to conserve and enhance this designated landscape. Buildings, access roads and open spaces should be of a high quality design, reflecting the High Weald local vernacular.

- 11.122 The site slopes gently down from north to south and a narrow strip of ghyll woodland is present on its southern boundary, which has in part been subsumed into the gardens of adjoining residential properties on Broad Way. The woodland will need to be retained in the site's development, and an open landscape buffer in the form of a sizeable area of amenity space should be provided between it and the southern edge of the new development. In addition to protecting the woodland, this will provide an amenity function for new residents and could also contain necessary SuDS features.
- 11.123 The site is bordered to the north and west by residential properties fronting Pett Level Road and Waites Lane respectively. The boundaries with adjacent properties are relatively open and would benefit from appropriate planting to offer screening. A prominent tree belt defines the site's eastern boundary, separating it from the adjoining field. This is important in enclosing the site from the wider countryside and should be retained and widened to create a broad tree belt with native species.
- 11.124 Access will need to be from Pett Level Road to the north, which the Highway Authority has indicated would be acceptable in principle. A speed survey would need to be carried out in support of the planning application to determine appropriate visibility splays. The access should be in a suitable position in relation to the access to the adjacent dwelling (Robin Croft). Subject to the retention of visibility splays, tree planting should be carried out on either side of the access road to assist in screening the development from land to the east. Suitable pedestrian facilities will also be required, including footways on either side of the access which link to the existing pavement on the southern side of Battery Hill to the east, and via a new pedestrian crossing to the pavement on the northern side of the road.
- 11.125 A pedestrian link from the development site to the west towards Waites Lane/ Broad Way would be advantageous in the interests of improving permeability, although this would require the use of third party land.
- 11.126 Surface water drainage capacity is limited throughout the village and a detailed surface water drainage strategy will need to be developed prior to the submission of a planning application for the site's development. Flows and volumes will need to be attenuated prior to discharge to a watercourse and restricted to greenfield rates in accordance with Policy DEN5. To achieve this, significant water storage may be required within the site, which could affect the site layout. The use of soakaways is unlikely to be acceptable. There is an indication of surface water flooding on the site's southern boundary and this will require mitigation. The developer will also need to work with Southern Water to ensure appropriate sewerage infrastructure is provided to serve the development prior to its occupation.
- 11.127 The site has high potential to contain archaeological remains and an archaeological assessment will need to be undertaken as part of the planning application for its future development, the results of which may inform the site layout.

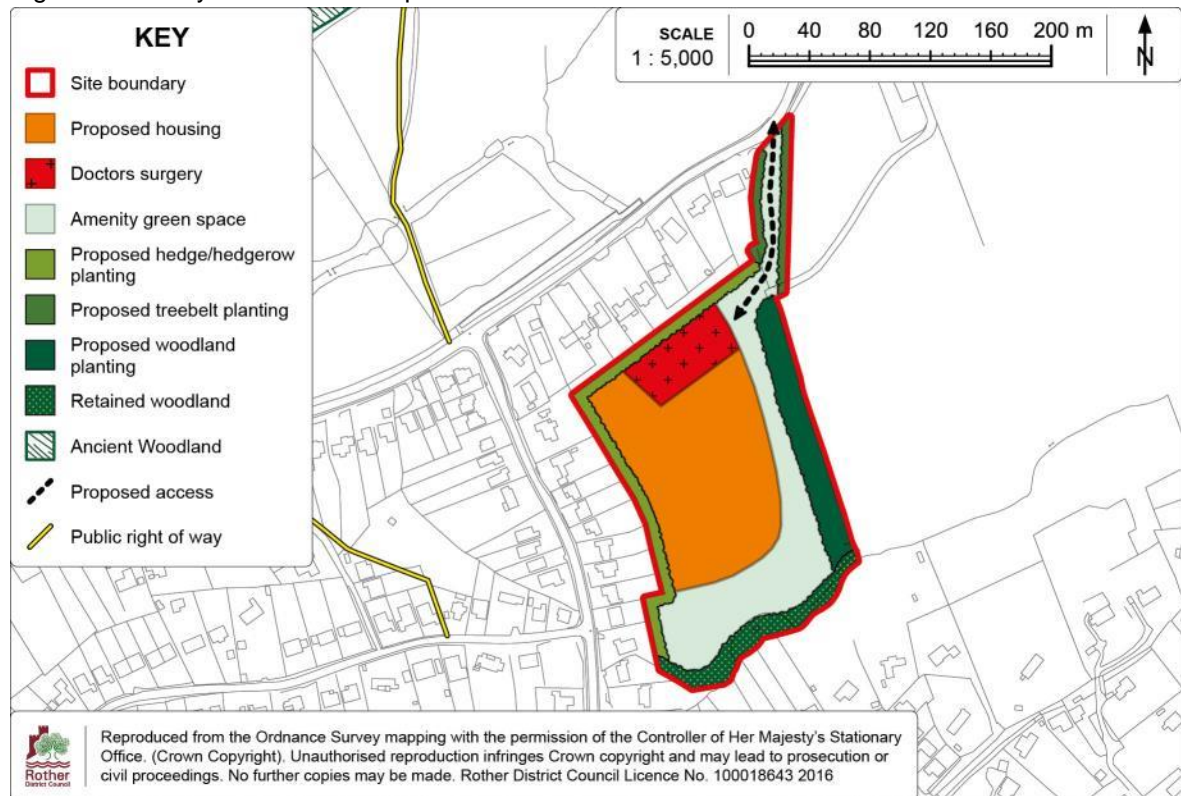
Policy FAC2: Land east of Waites Lane, Fairlight Cove

Land east of Waites Lane, as shown on the Policies Map, is allocated for a comprehensive scheme comprising residential development, doctor's surgery and amenity open space. Proposals will be permitted where:

- (i) approximately 30 dwellings are provided in the residential area indicated on the Detail Map, of which 40% are affordable;
- (ii) at least 50% of the dwellings comprise appropriately designed, age-restricted housing for older people;
- (iii) a new doctor's surgery is provided, together with associated car-parking;
- (iv) the development provides an amenity open space extending across the southern part of the site, as indicated on the Detail Map;
- (v) vehicular access is provided off Battery Hill together with footways to link to the existing footway on the southern side of Battery Hill and via a new pedestrian crossing to link to the footway on the northern side of the road, to the satisfaction of the Highway Authority;
- (vi) landscape planting is provided as indicated on the Detail Map, including a retained and enhanced tree belt on the eastern boundary; tree planting on either side of the access road; and new hedgerows on the northern and western boundaries. All planting shall be of native species;
- (vii) a detailed sustainable drainage strategy (SuDS), in accordance with Policy DEN5, is included and has informed the layout and form of development;
- (viii) an acceptable connection is made to the local sewerage system in liaison with the service provider; and
- (ix) an assessment and evaluation of the site's archaeological potential has been carried out and mitigation measures are implemented accordingly.

11.128 The Detail Map below provides an indicative general layout of the development site in accordance with the above policy.

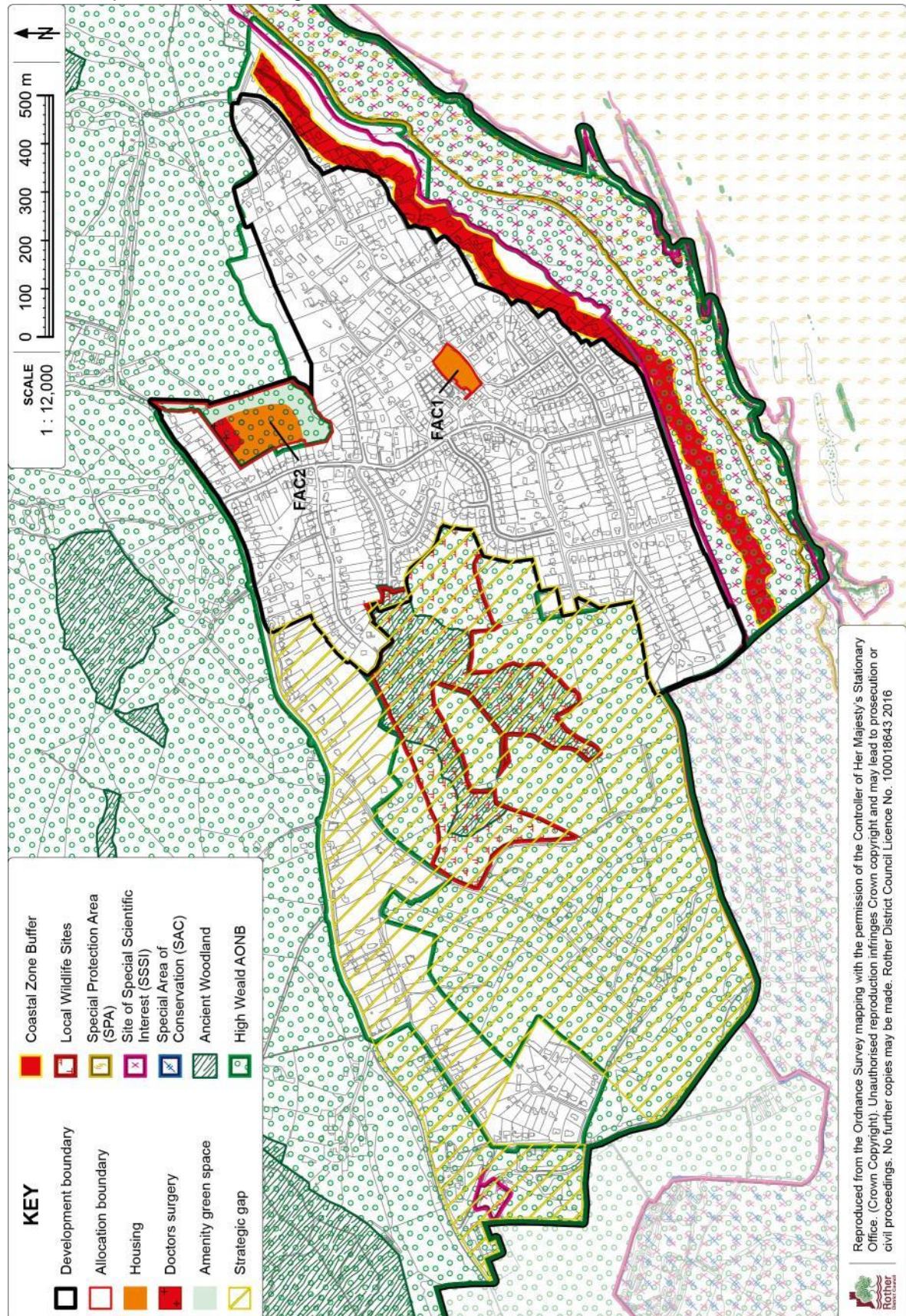
Figure 50: Policy FAC2 Detail Map



Villages with site allocations

Fairlight Cove

Policies Map Inset Map 9: Fairlight Cove



Hurst Green

Context

- 11.129 Hurst Green is centred around the junction of the A21 trunk road and the A265 in the northern part of the District. It is classed as a “local service village” in the Core Strategy and has a primary school, village hall, shops/ restaurants, a recreation ground and church. The village is well connected by road to other parts of the District and beyond, and there is a regular bus service to Hastings, Battle, Tunbridge Wells and Hawkhurst. The closest railway station is a short drive away at Etchingham.
- 11.130 The village lies wholly within the High Weald Area of Outstanding Natural Beauty (AONB) and is set within the landscape of the Upper Rother Valley. There are a number of buildings listed for their special architectural or historical interest within the village, the majority of which are consolidated around the original core of the built form. This central part of the village, around the A21, is also identified as an archaeological notification area signifying its origin as a medieval and post-medieval village.
- 11.131 More recent residential estates have developed on the northern side of the A265 and offer a mixture of house types. To the west of the village lies Burgh Hill, a ribbon form of development of mature dwellings which extends some way out of the village.

Development Provisions and Development Boundary

- 11.132 The Core Strategy identifies a requirement for 75 dwellings in the village from new sites and this remains the target.
- 11.133 There are environmental constraints on outward expansion of the village. The northern side of the village is bounded by Burgh Wood, a large area of ancient woodland and a Local Wildlife Site. The small areas that are not covered by official designations are in effect areas where the valued mixed deciduous woodland habitat, a Priority Habitat, is regenerating and expanding. The field system east of the woodland is historic and is important in defining the rural character of the village fringe.
- 11.134 The broad valley of the River Rother is situated south west of the village and there are long distance views, particularly to the south and west, over the surrounding undulating countryside. Development on Hurst Green’s southern side would need to be carefully positioned so as not to encroach upon the elevated and exposed slopes, which if developed would have a detrimental impact on the High Weald AONB. A large area of land south-west of the village, Hurst Green Meadows and Woodland, is also designated as a Local Wildlife Site.

- 11.135 To the west, Burgh Hill represents a transitional area between the built up area of the village and the countryside, where the density of development is lower and there are undeveloped gaps between groups of houses. Further significant development in this direction would be detrimental to the semi-rural character of this part of the village and would result in undesirable ribbon development poorly related to the existing village form.
- 11.136 A large area to the east of the village, off Foundry Close, will accommodate the majority of the village's housing target. The site has limited landscape impact and is accessible to key services. A second site on the A21, also close to key services, will make a smaller contribution. This brownfield site is currently in employment use but the occupier has indicated its intention to relocate. The two allocations fall slightly short of meeting the Core Strategy's housing target as it is accepted that the capacity of land off Foundry Close is reduced by the need for a density which reflects its edge of village location, as well as the need to retain key landscape features and provide some additional parking. No other suitable sites have been identified, although the recently initiated Neighbourhood Plan provides an opportunity for this to be revisited.
- 11.137 The development boundary tightly encloses the existing built form of the village, including the new allocation at Foundry Close on the eastern side of the village. The Development Boundary and site allocations are shown on the Policies Map Inset Map at the end of this section.
- 11.138 The far western end of Burgh Hill, although within the development boundary for Hurst Green, is actually within Etchingham Parish. Hence, any further review of the development boundary at this location will form part of the consideration of the Etchingham Neighbourhood Plan.
- 11.139 The Development Boundary and site allocations are detailed on the Policies Map Inset Map at the end of this section.

Site Allocation: Land off Foundry Close, Hurst Green

- 11.140 The site is on the eastern side of the A21, to the rear of properties fronting the road. The developable area is 1.86 hectares and it is anticipated that 50 dwellings will be provided, of which 40% are affordable.
- 11.141 The site comprises largely unmanaged fields. It slopes gently down in an easterly direction, although the southern section is more steeply sloping. The northern, eastern and southern boundaries are marked by mature trees and hedgerows. Boundary planting will need to be retained and enhanced to provide a strong wooded edge to the development and contain it from the wider countryside. The eastern site boundary and trees alongside a ditch which runs east to west in the south-central part of the site are historic field boundaries which will also need to be retained for landscape, heritage and ecological purposes. The boundaries of the northern-most section of the site are subject to a Tree Preservation Order (TPO).

- 11.142 A 'Local Area for Play' (LAP) should be provided within the site to cater for locally-generated need.
- 11.143 The site is accessed from the A21 via Foundry Close, a short no-through road currently used for on-street parking by local residents. The development will need to include an additional unallocated car parking area close to the access, sufficient to replace on-street parking that is lost as a result of necessary traffic management measures on Foundry Close.
- 11.144 Public footpaths lie to the north and south of the site and additional pedestrian linkages should be provided as part of the development, to ensure permeability, including direct access to an existing pedestrian crossing on the A21. This will ensure access to village services and can be achieved via the south-west corner of the site, along existing footpath 31.
- 11.145 The site has the potential to support protected species including dormouse and reptiles. A planning application will need to be accompanied by detailed ecological surveys. The site also has potential for containing archaeological remains and a planning application would be expected to include an archaeological assessment.
- 11.146 A sewer line passes close to the western boundary of the site. The need to protect it and retain easements for future maintenance will need to be taken account of in planning the site layout.

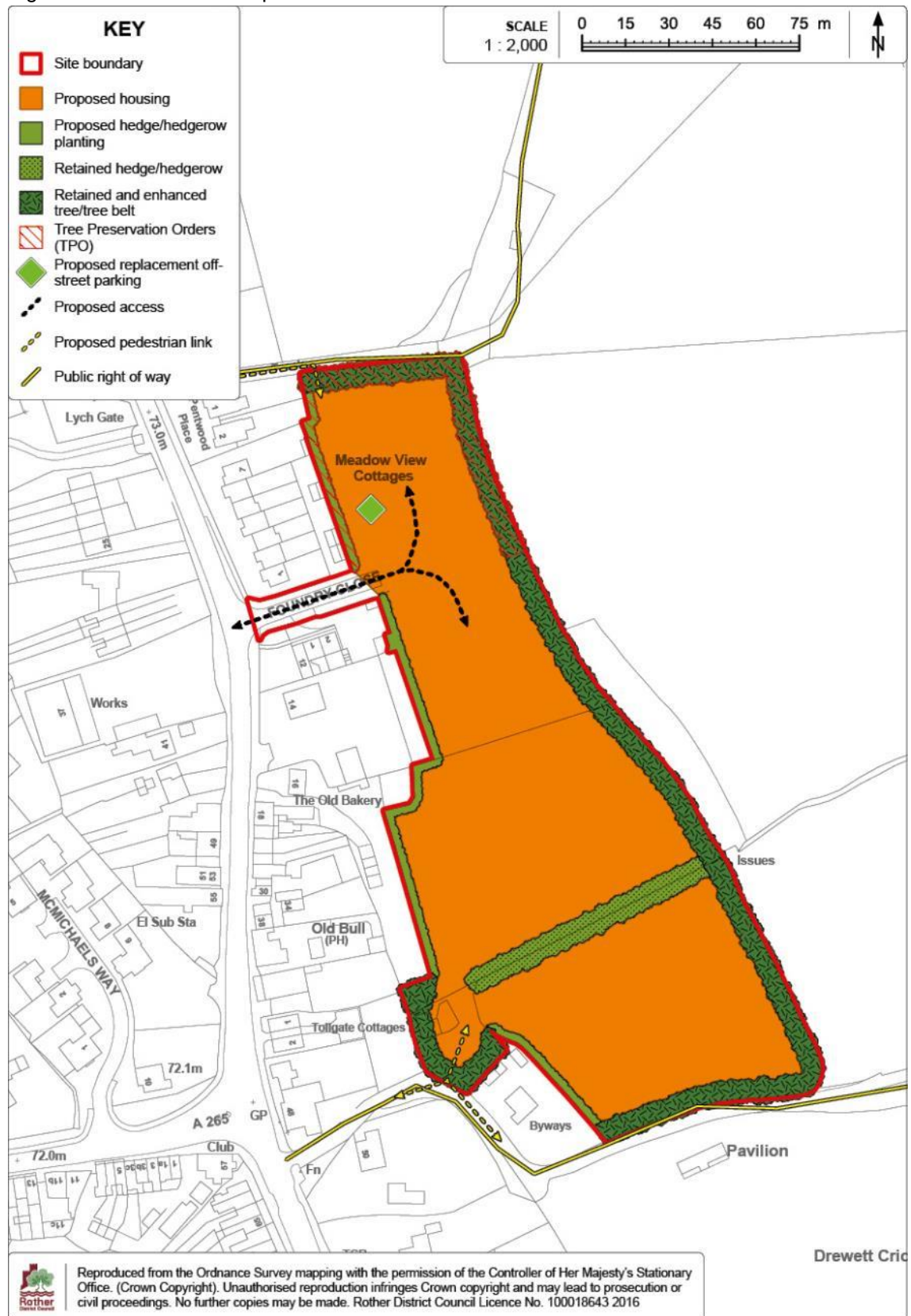
Policy HUR1: Land off Foundry Close, Hurst Green

Land off Foundry Close, as shown on the Policies Map, is allocated for residential development. Proposals will be permitted where:

- (i) Some 50 dwellings are provided, of which 40% are affordable;
- (ii) Vehicular access is provided off Foundry Close;
- (iii) The development provides additional unallocated car parking spaces adjacent to the Foundry Close access, as indicated on the Detail Map, sufficient to replace on-street parking that is lost as a result of traffic management measures on Foundry Close;
- (iv) A “Local Area for Play” is provided within the development;
- (v) Existing boundary planting is retained and enhanced with additional native species, particularly on the eastern edge to provide a strong wooded edge to the development;
- (vi) The stream/ditch and hedgerow historic field boundary that subdivides the two lower fields is retained and incorporated within the layout; and
- (vii) Direct pedestrian linkages are provided in the form of: a connection to public footpath 31 in the south-western corner of the site; and a connection north to footpath 33, as indicated on the Detail Map.

11.147 The Detail Map below provides an indicative general layout of the development.

Figure 51: HUR1 Detail Map



Site Allocation: Caravan Tech premises, London Road, Hurst Green

- 11.148 The site is an existing retail/ commercial site within the development boundary, on the western side of the A21. The developable area is 0.5 hectares and it is anticipated that 15 dwellings will be provided, of which 40% are affordable. This assumes a density of 30 dwellings per hectare which, while somewhat higher than at land off Foundry Close, is appropriate at this urban, brownfield site.
- 11.149 The current occupier of the site, a caravan business, wishes to expand by relocating to alternative premises in the local area.
- 11.150 The prevailing character of the area is residential and the site is well located in close proximity to local services. Having regard to the potential for an alternative commercial use of the site to impact adversely on the amenity of adjoining occupiers, its redevelopment for residential use is appropriate.
- 11.151 A scheme should retain a frontage to the A21 for the benefit of the street-scene but the interior layout could take the form of a “courtyard” development. This would be in keeping with other recent residential developments along this stretch of the A21. The layout will need to be sensitively designed, however, to respect neighbouring amenities, particularly to the north east, where buildings directly adjoin the site boundary. Access will be off the A21, its specific location and layout would need to be determined following the advice of Highways England. Adjoining land to the west forms part of the Hurst Green Meadows and Woodland Local Wildlife Site (LWS). Existing trees adjoining the site’s western boundary will need to be protected during the development.
- 11.152 Sewer lines pass through the western part of the site which will need to be taken account of in planning the site layout.

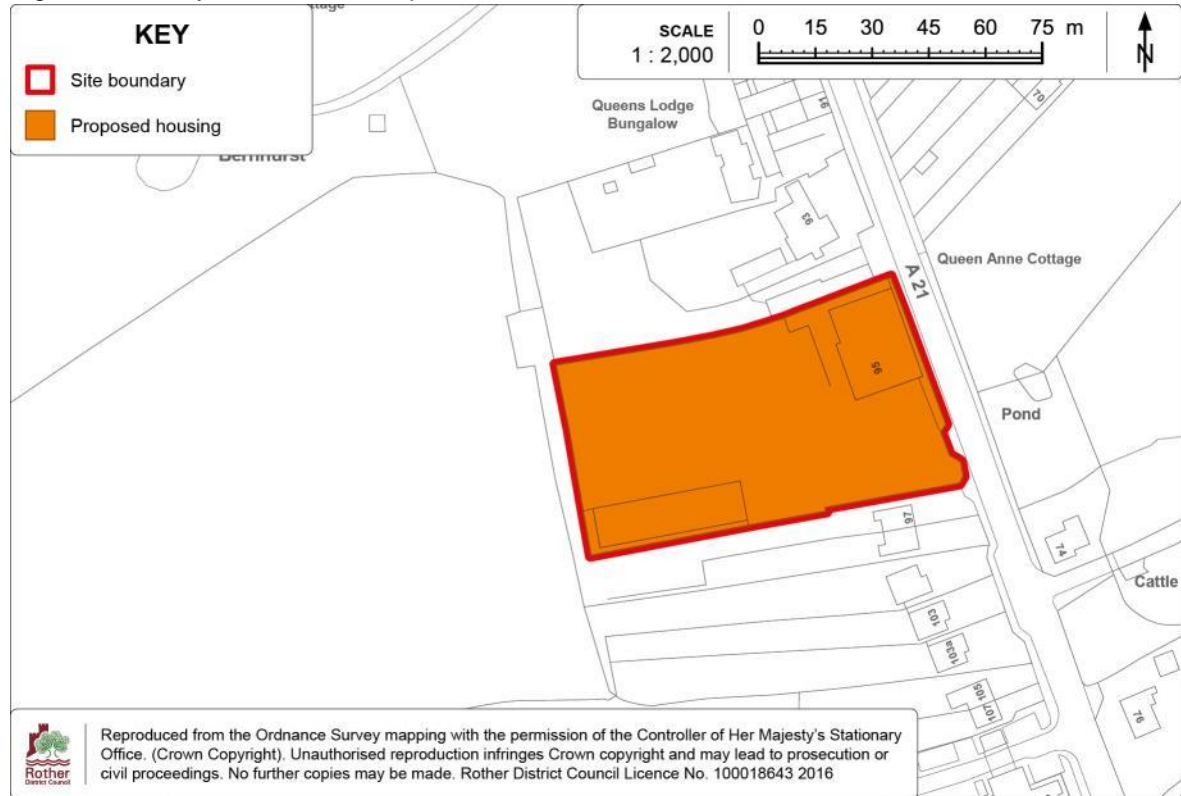
Policy HUR2: Caravan Tech premises, London Road, Hurst Green

Land at the existing Caravan Tech premises, as shown on the Policies Map, is allocated for residential development. Proposals will be permitted where:

- (i) Some 15 dwellings are provided, of which 40% are affordable;**
- (ii) Vehicular access is provided off the A21;**
- (iii) The scheme layout retains a frontage to the A21;**
- (iv) Trees adjacent to the western boundary are protected during the development; and**
- (v) Care is taken to respect the amenity value of adjoining residential properties.**

11.153 The Detail Map below provides an indicative general layout of the development site.

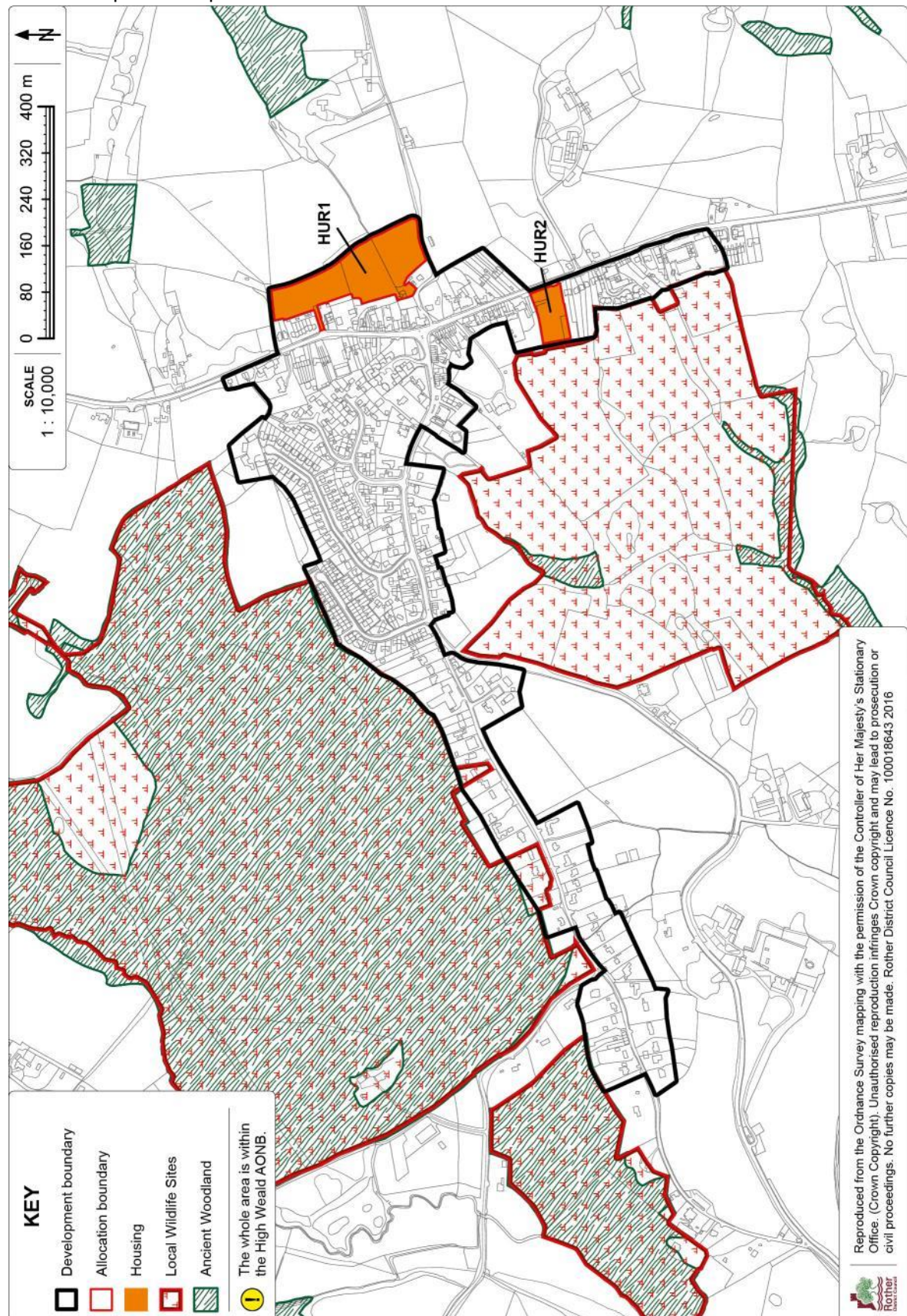
Figure 52: Policy HUR2 Detail Map



Villages with site allocations

Hurst Green

Policies Map Inset Map 10: Hurst Green



Iden

Context

- 11.154 Iden is a small village close to the East Sussex/ Kent border, approximately two miles north of Rye and two miles east of Peasmarsh. It overlooks the marshes with the Royal Military Canal to the east. The village has a long history dating back to the Domesday book and contains a number of listed buildings and several Archaeological Notification Areas. It is wholly within the High Weald AONB and set in a pattern of historic fields.
- 11.155 The village straddles the B2082 while the historic core has grown around the crossroads in the centre of the village. Latterly, more modern development has grown along the roads leading out of the village: Wittersham Road, Grove Lane, Church Lane and along Main Street.
- 11.156 Iden has a reasonable range of services for its population, including a convenience shop, post office, community hall and play area. There is a limited bus service to Rye and Tenterden. As there is no primary school in the village, it is served by St Michaels CE at nearby Houghton Green.

Development Provisions and Development Boundary

- 11.157 Having regard to the limited scale of the village, its rural setting and limited opportunities for development, the Local Plan Core Strategy identifies a modest target for new housing to 2028 of 12 dwellings from larger (6+ dwellings) sites. No new sites have come forward recently; hence, this remains the target.
- 11.158 There is very limited scope for development in and around the village. There is little opportunity for infill within the development boundary. Development east of the village, where extensive views may be gained across the countryside, would encroach negatively into the wider AONB landscape. The development of sites along Wittersham Road to the north would inappropriately extend the village in a linear fashion, harming its character and rural setting. Sites north of the village are further disadvantaged due to their detachment from the settlement boundary and village core, together with their landscape impact, particularly to the west. Similarly, development to the south would inappropriately extend growth along Main Street, encroaching into an area of rural character. The narrow width of rural lanes and the proximity of listed buildings are other constraints affecting many locations.
- 11.159 Consequently, the development boundary encompasses a limited area between the crossroads of Wittersham Road/ Grove Lane and Church Lane (to the north), and the crossroads of Main Street/ Randolph Lane and Playden Lane (to the south). It defines the main built-up area of the village, including its historic core and adjoining areas of more recent development. In this manner the development boundary protects the rural setting of the village and prevents encroachment into the surrounding countryside.

11.160 One enclosed site on the western side of the village has been included within the development boundary to accommodate the outstanding housing requirement, which is within walking distance of many of the village's amenities.

11.161 The Development Boundary and site allocations are shown on the Policies Map Inset Map at the end of this section.

Site Allocation: Land south of Elmsmead, Iden

11.162 The site is located on the western side of Main Street. It adjoins existing development to the north and east and is in close proximity to the village core and all amenities. The developable area is 0.4 hectares and it is anticipated that 12 dwellings will be provided, of which 40% are affordable.

11.163 The site forms the northern part of an undeveloped field associated with an adjacent residential property, Conkers, which was formerly a public house. Conkers is one of several grade II listed buildings fronting Main Street to the south-east of the site. There is a further grade II listed building, Rose Cottage, adjacent to the site to the north-east. Care will need to be taken to protect their settings.

11.164 The site is largely laid to rough grass with scattered self-seeded trees. Taller trees and scrub define the eastern and western boundaries. A new hedgerow of native species will be needed on the southern boundary of the site. Existing trees on the eastern and western boundaries will need to be retained and enhanced.

11.165 A small pond is located in the south-eastern corner of the site. The pond, together with adjoining trees and the field south of the site, has the potential to support biodiversity, including protected species. To ensure the development of the site makes appropriate provision for wildlife, the retention and enhancement of the pond and a suitable "buffer" around its perimeter is required. The precise measures necessary will need to be informed by detailed ecological surveys of the site. These measures will offer a biodiversity enhancement.

11.166 Access would be delivered off Elmsmead to the north-west, via third party land to which there is an "in principle" agreement. There is an existing private right of way from Elmsmead to the field north-west of the allocation site and this will need to be retained. The access will need to be of an acceptable layout, width and alignment; and details including a swept path analysis will be required to be submitted with a planning application.

11.167 Regard will need to be had, in developing a proposal, to protecting the amenities of adjoining residents to the north and also the east.

11.168 The site has high potential for prehistoric, Roman and medieval archaeological remains. Appropriate archaeological assessment will need to be undertaken in support of a planning application for its future development. The findings of the assessment may need to inform the layout and design of the proposal.

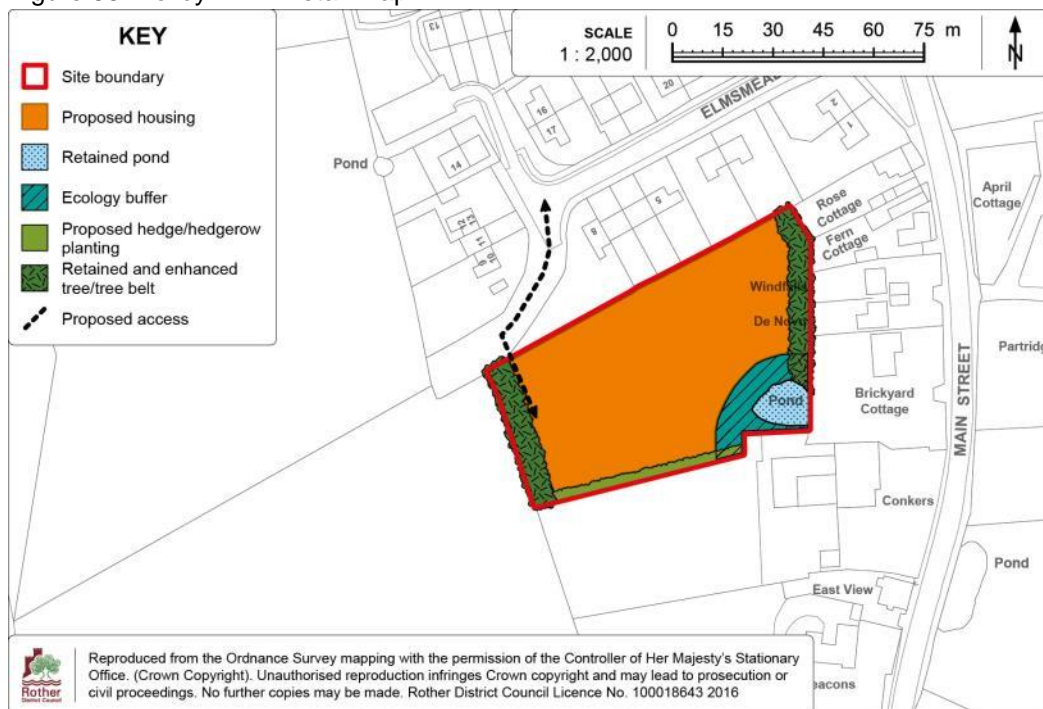
Policy IDE1: Land south of Elmsmead, Iden

Land south of Elmsmead, as shown on the Policies Map, is allocated for housing. Proposals will be permitted where:

- (i) some 12 dwellings are provided, of which 40% are affordable;
- (ii) a new access is achieved off Elmsmead;
- (iii) planting, comprising native species, is provided as follows:
 - (a) a new hedgerow is provided on the southern boundary; and
 - (b) the existing trees/ hedgerow on the eastern and western boundaries of the site are maintained and reinforced;
- (iv) a biodiversity strategy makes provision for any protected species found to be using the site, and where necessary, includes appropriate mitigation and/ or compensation for any loss of habitat. The strategy shall include the retention and management of the pond and an ecological buffer around the pond;
- (v) an assessment and evaluation of the site's archaeological potential has been carried out and mitigation measures are implemented; and
- (vi) care is taken to respect the amenity value of adjoining residential properties on the northern and eastern boundaries.

11.169 The Detail Map below provides an indicative general layout of the development.

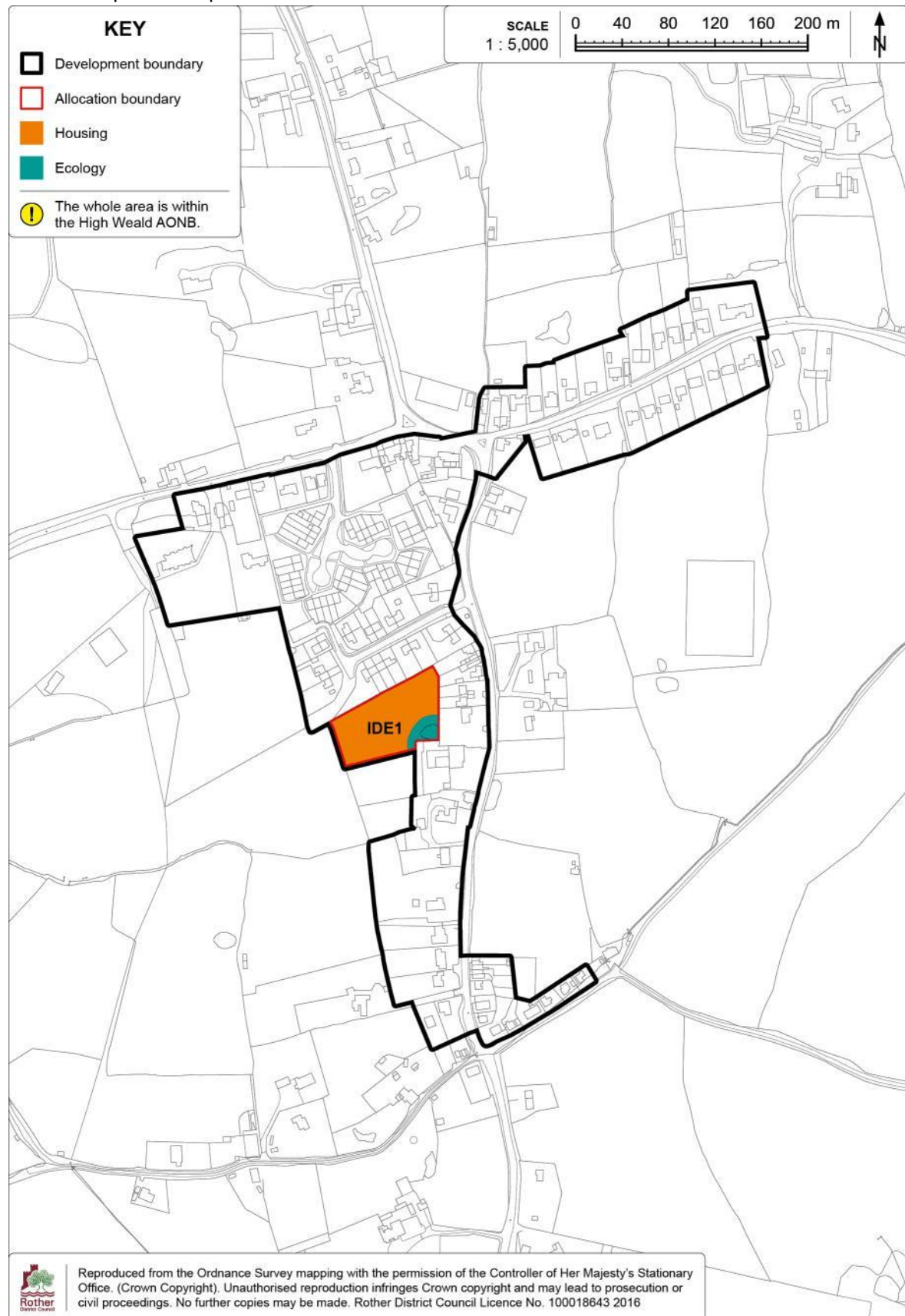
Figure 53: Policy IDE1 Detail Map



Villages with site allocations

Iden

Policies Map Inset Map 11: Iden



Northiam

Context

- 11.170 Northiam is in the north-eastern part of the district, 12 miles north of Hastings and about eight miles south of Tenterden. It is wholly within the High Weald AONB and lies along a generally north to south running ridge.
- 11.171 The original form of the village mainly consisted of ribbon development along the A28 and the minor roads that connect to it. More recently, a number of small residential estates have grown up to the rear of the established frontages. There are a substantial number of buildings listed for their architectural or historic interest in the southern / central part of the village and this more historic area has been designated a Conservation Area. Much of the village is categorised as an Archaeological Notification Area, identifying its potential for archaeological remains.
- 11.172 Undulating countryside surrounds Northiam and there are a number of areas of ancient woodland. There is a small Site of Special Scientific Interest (SSSI) at a disused quarry on the eastern side of the village. The southern part of the village is bordered by the Rother, Brede and Tillingham Woods Biodiversity Opportunity Area, where opportunities for habitat management and restoration have been identified. There are areas at risk of surface water flooding, particularly in the central part of the village and to the south-west.
- 11.173 Northiam is one of the larger villages in the District and supports a wide range of services and facilities including a primary school, a variety of shops, a village hall, church, recreation ground and children's play area.

Development Provisions and Development Boundary

- 11.174 Northiam is classified as a Local Service Village within the Core Strategy and its housing target of 123 new dwellings up to 2028 from large sites reflects this. Taking into account a recent scheme⁷⁴, the remaining housing target is for 58 dwellings.
- 11.175 Given the location of the village within the High Weald AONB, allied with the many outstanding views out of and into the settlement, any growth needs to be considered sensitively. Development to the north, on the upper slopes of the Lower Rother Valley, should be robustly resisted for landscape reasons. Landscape constraints also affect sites to the north-west, where there are distant views out of the settlement in the proximity of Great Dixter. East of the village there are open fields and ghyll woodlands that are integral to the rural landscape. The development potential of sites in the centre and east of the village is limited by potential impacts on the Conservation Area and wider AONB landscape, in addition to access difficulties.

⁷⁴ RR/2015/545/P: Land at Donsmead, Station Road (65 dwellings (net))

- 11.176 Two sites have been identified to accommodate the outstanding housing requirement. One is a former 2006 Local Plan allocation at land south of The Paddock, in the centre-east of the village and the other, smaller, site is on the southern boundary of the village. Both sites are unused land, well related to the village core, within walking distance of many of the village's amenities and are relatively well-contained in the landscape. The larger site, south of The Paddock, is particularly suited to older persons housing due to its close links with the village and level access, and could accommodate up to 52 dwellings. The smaller site is accessed directly from the A28 and could accommodate 6 dwellings, together with the retention of protected trees.
- 11.177 The development boundary generally tightly encloses the existing built form of the village, to prevent further ribbon development along the A28 to the north and south of the village, along Ewhurst Lane to the south-west, Beales Lane to the east, and the other rural lanes to the north-west and north. Extension of the village along these roads would represent inappropriate sprawl in the rural area, harming the rural character and setting of the village within the High Weald AONB landscape. The development boundary largely follows existing residential curtilages to prevent inappropriate backland development from encroaching into the countryside. The development boundary also includes the two allocations together with the land subject to the recent development of 66 dwellings at land at Donsmead, Station Road.
- 11.178 The Development Boundary and site allocations are detailed on the Policies Map Inset Map at the end of this section.

Site Allocation: Land South of Northiam Church of England Primary School, Northiam

- 11.179 The site is on the southern fringe of the village on the western side of the A28. It comprises an undeveloped area of land between the Primary School and Nursery (to the north) and a detached residential property (to the south). The developable area is some 0.36 hectares and it is anticipated that 6 dwellings will be provided, of which 40% will be affordable.
- 11.180 The land slopes down away from the road, and is mostly laid to grass. There are 2 mature Oak trees and a Pine tree on the frontage of the site and 2 mature Oak trees at the rear of the site, all of which are protected by Tree Preservation Orders. A comprehensive tree survey will need to inform any future development scheme to ensure the retention of the protected trees, including the provision of a suitable buffer to protect their roots, and to avoid undue overshadowing from the trees in planning the site layout. The opportunity should also be taken to enhance the existing hedgerow on the front boundary of the site and give consideration to the site's location within the Biodiversity Opportunity Area in identifying any additional opportunities for biodiversity enhancements as part of the development.

- 11.181 A single access point onto the A28 should be provided. This is likely to be achieved towards the northern end of the site's eastern boundary and must not harm protected trees on the site boundary. Access from the A28 to the adjacent school playing field must be retained. Given the close proximity of the site to the school and the junction with the B2088, a safety audit will need to be carried out as part of the planning application and suitable sight lines achieved, to the satisfaction of the Highway Authority.
- 11.182 A scheme for the site's development will need to be of a high design quality, appropriate to its location within the High Weald AONB and adjacent to the Northiam Conservation Area, in accordance with Policies EN1 to EN3 of the Core Strategy.
- 11.183 The site has high potential for prehistoric, Roman and medieval archaeological remains and an archaeological assessment will need to be undertaken as part of the planning application for its future development, the results of which may need to inform the site layout.
- 11.184 A sewer line passes close to the northern boundary of the site and this will also need to be considered in planning a development layout.

Policy NOR1: Land south of Northiam Church of England Primary School, Northiam

Land south of Northiam Church of England Primary School, as shown on the Policies Map, is allocated for housing. Proposals will be permitted where:

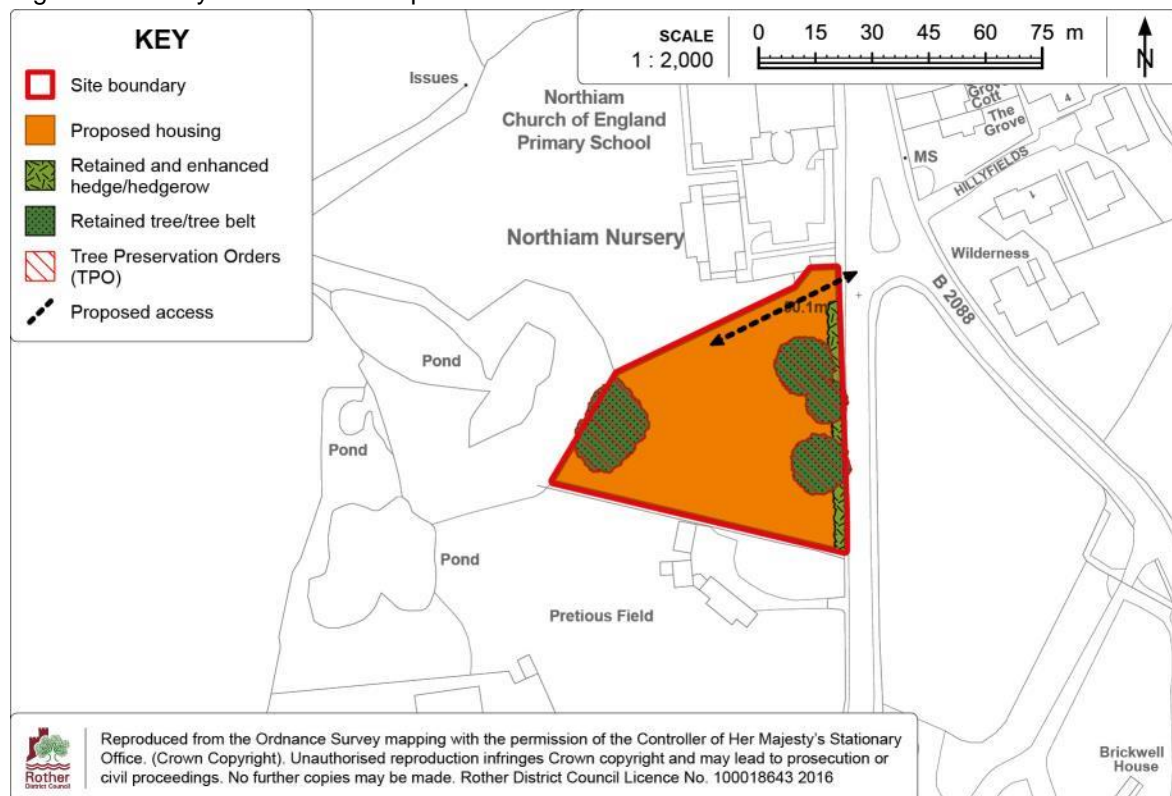
- (i) some 6 dwellings are provided, of which 40% are affordable;**
- (ii) vehicle access is to the A28 to the satisfaction of the Highway Authority;**
- (iii) existing trees on the eastern and western boundaries, protected by Tree Preservation Orders, are retained; and the hedgerow on the eastern boundary is retained and enhanced with native species; and**
- (iv) an assessment and evaluation of the site's archaeological potential has been carried out and mitigation measures are implemented accordingly.**

- 11.185 The Detail Map below provides an indicative general layout of the development site in accordance with the above policy.

Villages with site allocations

Northiam

Figure 54: Policy NOR1 Detail Map



Site Allocation: Land south of The Paddock/ Goddens Gill, Northiam

- 11.186 Land south of The Paddock/ Goddens Gill is a largely unimplemented allocation from the 2006 Local Plan. Its suitability for residential development is further confirmed by an extant planning permission for 58 age-restricted dwellings⁷⁵. However, as the permitted scheme is unlikely to proceed, it is considered appropriate to re-allocate the site.
- 11.187 The site is just east of the centre of Northiam. It relates well to the existing built form of the village on its northern and western boundaries, and is screened from the countryside to the south and east by boundary trees and ancient woodland.
- 11.188 The site is allocated for residential development; however, this could take one of two forms. The preference is for a residential scheme of older person's housing due to its proximity to village services, level access, a need for such housing in the rural area and its planning history. However, a non-age-restricted residential scheme of an appropriate mix in accordance with Core Strategy Policy LHN1 could be also be appropriate. If the first option is pursued, it is anticipated that some 52 units will be provided, while the second option could provide some 36 units. This is due to the lesser requirements for garden space and vehicular parking in an older person's scheme, together with the prospect that such a scheme would include some flats.

⁷⁵ RR/2013/1490/P

- 11.189 While the site is, it is appropriate for the allocation to cover both options to provide flexibility for a future developer. With both options, 40% affordable housing will be required.
- 11.190 A single access point from The Paddock should be provided. This is acceptable in highway terms subject to the improvement of parking provision, which currently partially obstructs the highway. A pedestrian link from the site westwards would provide a route towards the village core and its shops and services, improving permeability.
- 11.191 An appropriate buffer zone of semi-natural habitat, at least 15 metres wide, will need to be retained between the edge of development and the ancient woodland on its eastern boundary, in accordance with Natural England's guidance⁷⁶. Residential gardens must not extend into the buffer zone and the buffer should be managed appropriately to ensure it offers protection to the woodland and benefits to biodiversity.
- 11.192 A sewer pipe passes north to south through the central part of the site. This will require easements on both sides of it where no buildings or tree planting will be permitted.

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

Land south of The Paddock/ Goddens Gill, as shown on the Policies Map, is allocated for residential development. Proposals will be permitted where:

- (i) either:**
 - (a) some 52 age-restricted dwellings for older people are provided;**
 - or**
 - (b) some 36 dwellings are provided.**

In both cases, 40% of the dwelling units shall be affordable.
- (ii) vehicle access is via The Paddock to the satisfaction of the Highway Authority;**
- (iii) tree belts and hedgerows on the site boundaries are maintained and reinforced with planting of native species, and provision is made for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide (which does not include residential gardens), on the eastern boundary, between the edge of development and the ancient woodland.**

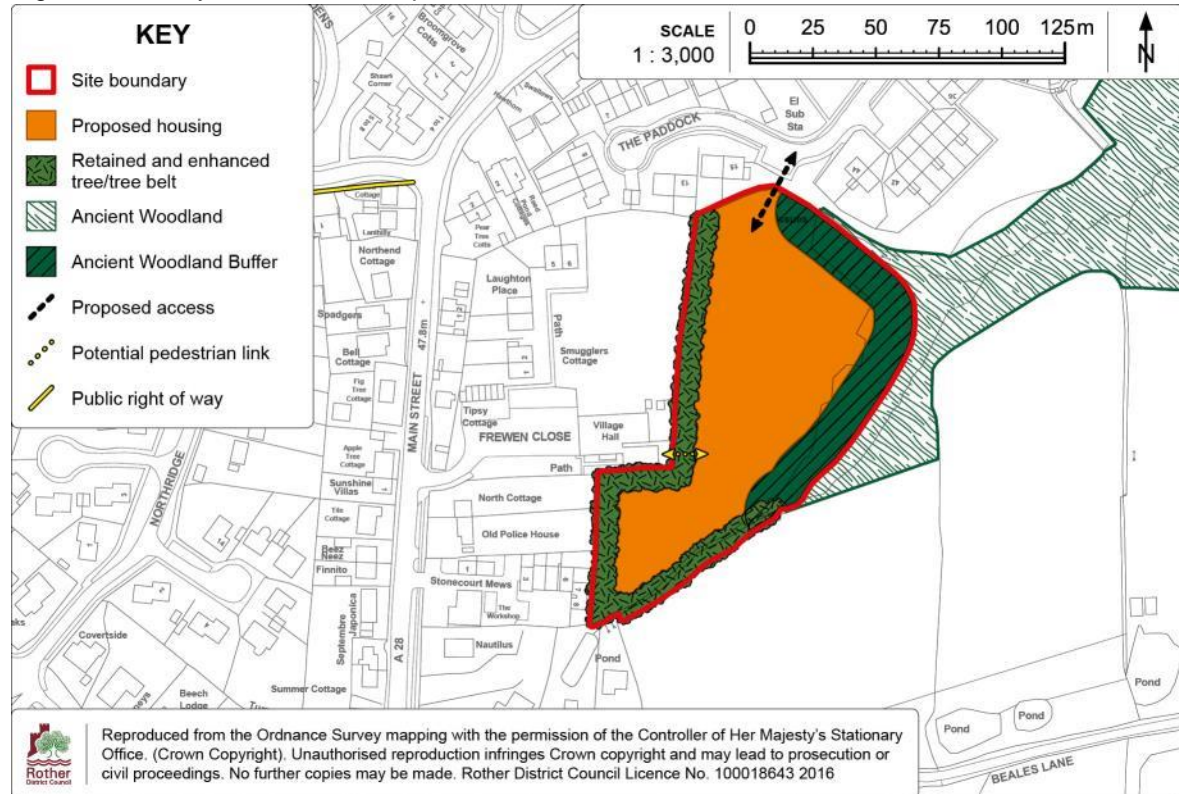
⁷⁶ "Ancient woodland and veteran trees: protecting them from development" at: www.gov.uk

Villages with site allocations

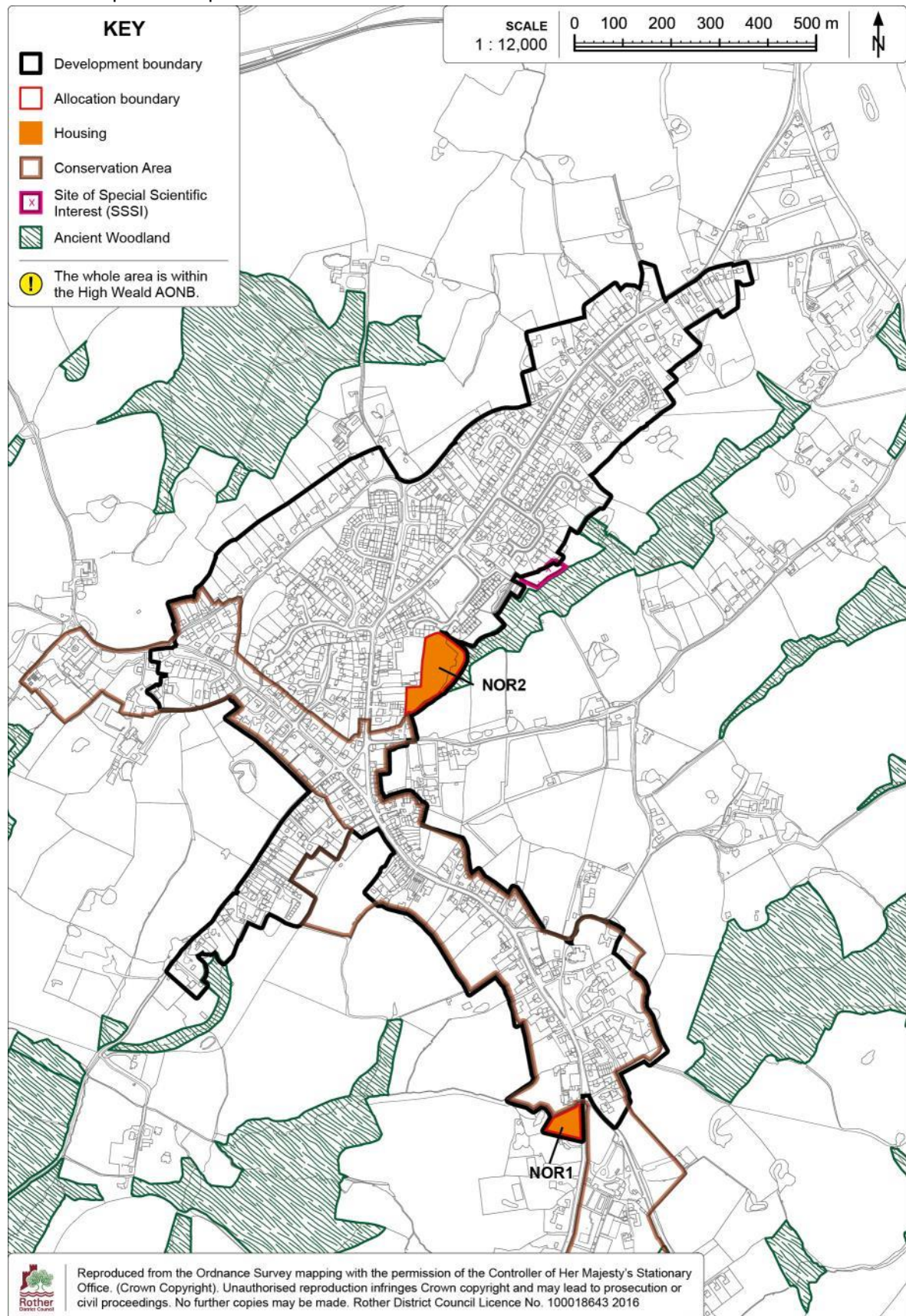
Northiam

11.193 The Detail Map below provides an indicative general layout of the development site in accordance with the above policy.

Figure 55: Policy NOR2 Detail Map



Policies Map Inset Map 12: Northiam



Peasmarsh

Context

- 11.194 Peasmarsh is situated on the A268 four miles north-west of Rye. The village is within the High Weald AONB and the surrounding landscape is gently undulating with large swathes of ancient woodland.
- 11.195 Although its ancient origins were centred upon the church to the south, the current village developed in a linear form, with dwellings abutting the A268 that runs through the centre and School Lane that branches from it. More recent estate developments have grown up to the north and south of the main road. A large part of the village is covered by an Archaeological Notification Area identifying its medieval and post-medieval history.
- 11.196 Today, the village has a good range of local services and, uniquely amongst Rother villages it hosts a supermarket which is on the west side of the village. It also has a primary school, village hall, church, public house and recreation ground.

Development Provisions and Development Boundary

- 11.197 The Local Plan Core Strategy has set a target of 50 new dwellings in the village up to 2028 from large sites. A scheme has been recently permitted at The Maltings⁷⁷ for 10 additional dwellings which can be taken into account.
- 11.198 Areas to the far west of the village are visually exposed and typified by a close network of historic field boundaries. Development to the north is heavily constrained by a large area of designated ancient woodland, and while areas outside the woodland are enclosed from view, they lack pedestrian accessibility. Areas to the east are further from key services and more exposed to the wider landscape.
- 11.199 One enclosed site in the centre-west of the village has been identified to accommodate the outstanding housing requirement together with an area of open space.
- 11.200 The development boundary generally tightly encloses the existing built form of the village, together with the residential area identified in the allocation, preventing the expansion of the village into the woodland and fields beyond. The development boundary also largely follows existing residential curtilages to prevent inappropriate backland development from encroaching into the countryside and harming the rural setting of the village.
- 11.201 The Development Boundary and site allocations are detailed on the Policies Map Inset Map at the end of this section.

⁷⁷ RR/2016/4/P

Site Allocation: Land south of Main Street, Peasmарsh

- 11.202 The site comprises fields/ paddocks and a traditional orchard at the rear of residential properties on Main Street. The developable area is 1.5 hectares and it is anticipated that 45 dwellings will be provided, 40% of which will be affordable. Open space provision including a children's play area also forms part of the allocation.
- 11.203 Access will be from Main Street via land currently occupied by "Pippins", a detached residential property which would be demolished. A priority solution for traffic will be required on a narrow section of the access road, some 70 metres into the site. A Road Safety Audit will be required to inform the precise details of the access, to be determined at planning application stage.
- 11.204 New pedestrian routes should traverse the site, linking it to Main Street to the north and the public footpath network to the south and west, as shown on the Detail Map. The existing track off Main Street, identified for this purpose, may require some upgrading. This would be for further consideration at planning application stage.
- 11.205 Residential development will be limited to the northern and central parts of the site as these areas are well screened from the wider countryside. The southern section has a rising topography and a more rural character and is suited to use as public open space. A children's play area should be provided in the south-eastern part of the site. In addition to serving the new residents, this will help address an existing shortfall in the village, identified through the Council's Open Space, Sport & Recreation Study (2007).
- 11.206 The traditional orchard, which is both a Priority Habitat and a character feature of the High Weald AONB, is to be retained, together with other existing ecological and AONB character features. These include historic field boundaries on the southern edges of the site, boundary hedgerows, mature trees (including a large oak tree on the western side of the site) and ponds. Additional hedgerows of native species would assist in screening the residential development and offer the opportunity for biodiversity enhancement. Future maintenance and management of these elements will need to be secured through a planning permission.
- 11.207 Surface water flow paths cross the southern part of the site and SuDS are likely to be required. Opportunities should be taken where possible to provide multi-functional SuDS, for example, a wetland habitat green corridor alongside the pedestrian link.
- 11.208 The site has high potential for prehistoric, Roman and medieval archaeological remains. Appropriate archaeological assessment will need to be undertaken in support of a planning application for its future development.

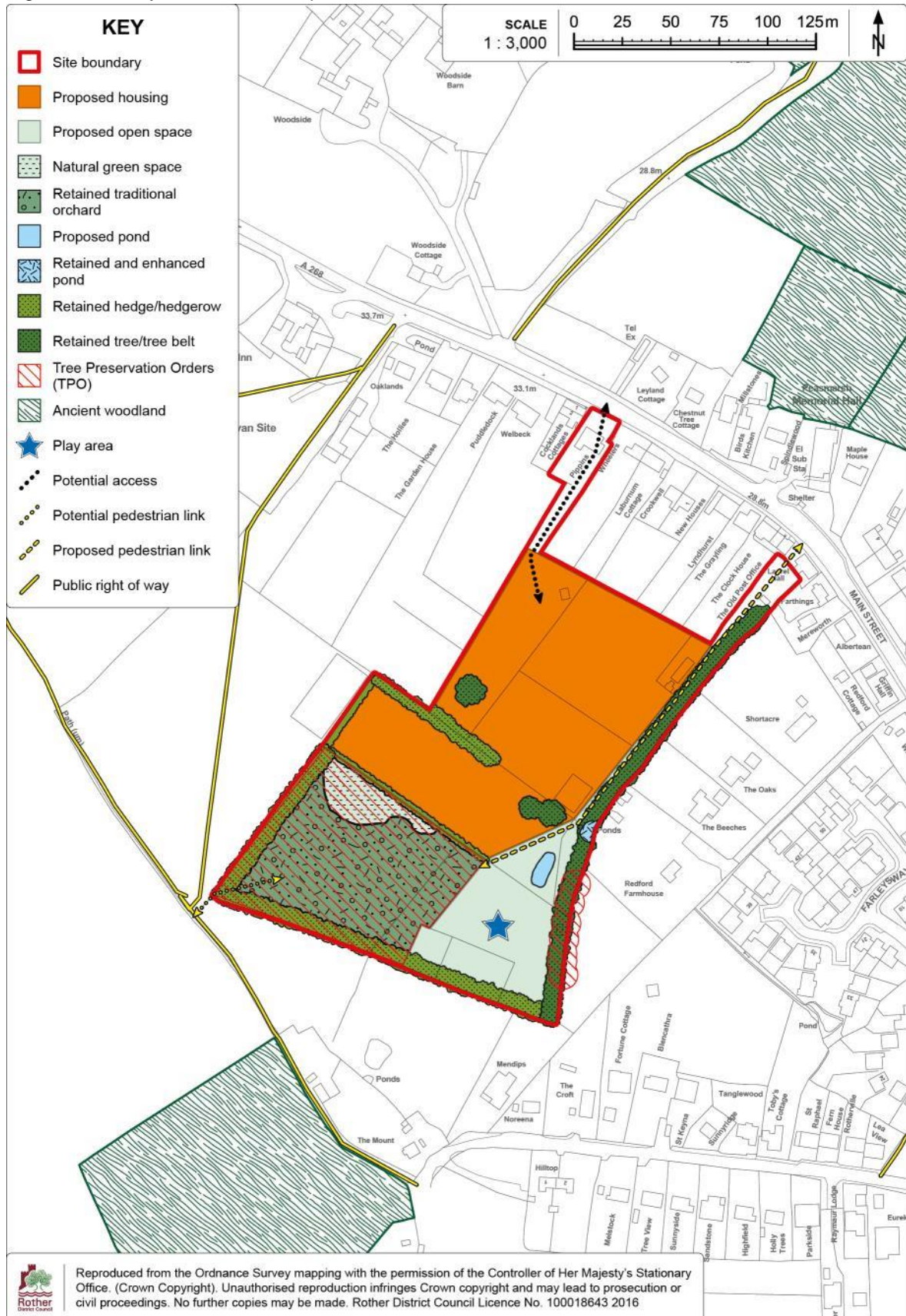
Policy PEA1: Land south of Main Street, Peasmarsh

Land south of Main Street, as shown on the Policies Map, is allocated for residential development and amenity open space including a retained traditional orchard and children's play area. Proposals will be permitted where:

- (i) some 45 dwellings (net) are provided in the area shown on the Detail Map, of which 40% are affordable;
- (ii) vehicle access is to Main Street to the satisfaction of the Highway Authority;
- (iii) additional pedestrian access is provided as shown on the Detail Map, to the north-east of the site, connecting down the length of the eastern boundary via a green corridor; and southwards connecting to the footpath network;
- (iv) a children's play area is provided, which should be subject to passive surveillance from residential frontages, with funding and management arrangements secured for its ongoing maintenance;
- (v) open space is provided in the southern part of the site as shown on the Detail Map, incorporating the traditional orchard within it, with funding and management arrangements secured for its on-going maintenance;
- (vi) other existing ecological and High Weald AONB character features are retained and enhanced as far as reasonably practicable, including historic field boundaries, boundary hedgerows, existing trees and existing pond;
- (vii) existing landscaped boundaries around the site are maintained and reinforced with native planting, and new landscaped boundaries are created on exposed western edges;
- (viii) an assessment and evaluation of the site's archaeological potential has been carried out and mitigation measures are implemented accordingly; and
- (ix) sustainable drainage (SuDS) is provided in accordance with Policy DEN5.

11.209 The Detail Map below provides an indicative general layout of the development site in accordance with the above policy.

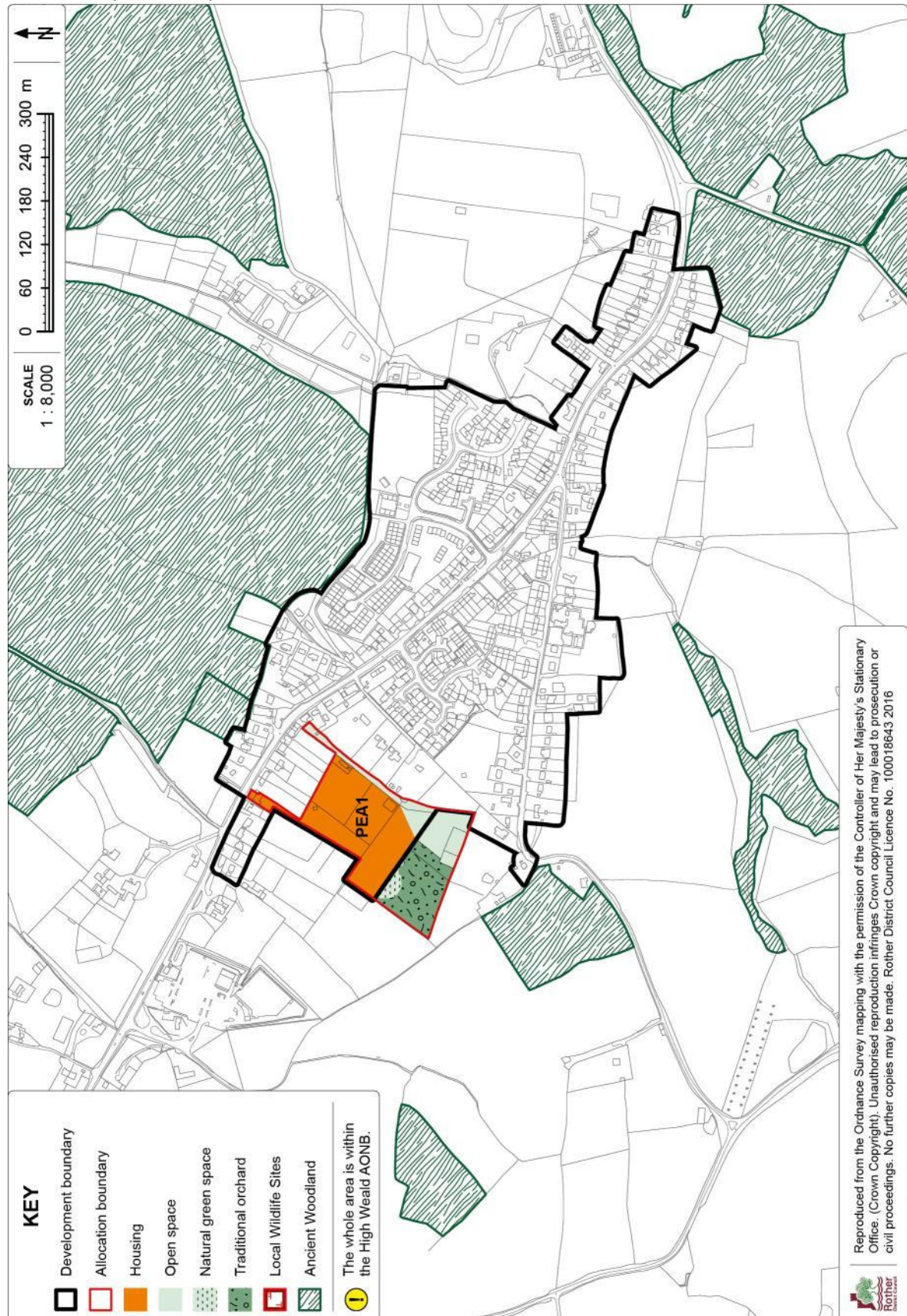
Figure 56: Policy PEA1 Detail Map



Villages with site allocations

Peasmarsh

Policies Map Inset Map 13: Peasmarsh



Rye Harbour

- 11.210 Rye Harbour is located near the mouth of the River Rother and is part of the civil parish of Icklesham. Rye Harbour has close economic links with Rye, one and a half miles to the north-west, but is considered distinctly separate. This distinction is consolidated by the designation of a Strategic Gap between Rye and Rye Harbour.
- 11.211 Rye Harbour has a village hall, shop, recreation ground and public house, but lacks a primary school. There is a large holiday caravan site on the south-east fringe of the village. The Harbour Road employment area lies to the west of the village. It is a long-established concentration of industrial uses and is the largest employment area in eastern Rother. It incorporates Rye Wharf, the District's only commercial wharf for sea-going ships, and accommodates a broad range of businesses including some uses relating to its wharf-side origins.
- 11.212 Access to Rye Harbour is solely along Harbour Road, a long straight road which bisects the industrial area. Any proposal involving significant levels of traffic would be subject to careful consideration by both Highways England and the local Highway Authority in terms of the potential impacts on the junction of Harbour Road with the A259 Winchelsea Road. There is a limited local bus service between Rye and Rye Harbour and a shared walking and cycling route along Harbour Road.
- 11.213 The countryside surrounding Rye Harbour is subject to a number of international and national environmental designations, signifying its nature conservation importance. The Dungeness, Romney Marsh and Rye Bay Special Protection Area (SPA) and Ramsar site (wetland of international importance), which is also a designated Site of Special Scientific Interest (SSSI), covers land outside the built up area to the north, south and east of the village, and beyond the industrial area to the west. The smaller Rye Harbour SSSI lies to the north-west of the village. Adjacent to the village to the east, Rye Harbour Nature Reserve is also part of the international sites and attracts many visitors each year.
- 11.214 The whole of Rye Harbour lies within Flood Zone 3a, meaning it is at high risk of flooding, not taking account of existing flood defences. However, the risk is residual due to the presence of flood management measures including earth embankments, which have been improved in recent years.
- 11.215 The geology of the village consists of Storm Beach Deposits which are classed as a Secondary Aquifer. This makes the groundwater particularly vulnerable to pollution. There are known ground-contamination issues in parts of the Harbour Road employment area caused by the historic use of the land, which has included chemical manufacture, heavy industry and waste deposition.

Development Provisions and Development Boundary

- 11.216 The Local Plan Core Strategy presents an overall strategy for Rye and Rye Harbour and sets a target of 355-400 dwellings up to 2028. The Strategic Housing Land Availability Assessment Review (2013) (the SHLAA) identified a potential for 40 dwellings on new sites in Rye Harbour up to 2028; hence, this is taken to be its target as a contribution to the overall housing requirement for Rye and Rye Harbour. No new sites have come forward recently and the target remains the same. The Rye Neighbourhood Plan (which does not cover Rye Harbour) is progressing and is making provisions for housing, also in line with the findings of the SHLAA. The Core Strategy, at Policy RY1, promotes at least 10,000sqm of employment floorspace at Rye Harbour Road industrial estate.
- 11.217 Potential areas for development in and around the village are limited. Greenfield sites are discounted because they would be unlikely to pass the “exception test”, necessary for sites in Flood Zone 3. Land within the nationally and internationally protected sites would not be suitable for development. Development east of the village would encroach on the nature reserve and could harm the setting of the Martello tower, a scheduled ancient monument. Much land to the west forms part of the employment area, where residential development would be inappropriate and would conflict with Policy DEC3. However, one brownfield site has been identified to accommodate the village’s housing allocation, on the south-western fringe of the village. The site incorporates an unimplemented allocation from the 2006 Local Plan, together with adjoining land to the south.
- 11.218 The development boundary generally tightly follows the extent of existing development to prevent encroachment into the protected areas and the employment area. It includes the allocation site but excludes two large public open spaces, as these are greenfield sites within Flood Zone 3a.
- 11.219 The Development Boundary and site allocations are shown on the Policies Map Inset Map at the end of this section.

Site Allocation: Land at Stoneworks Cottages, Rye Harbour

- 11.220 The site is on the southern side of Harbour Road, to the west of existing residential development. It comprises a brownfield site currently in low-key employment use. The northern part of the site was previously designated in the 2006 Local Plan for at least 16 dwellings. The southern part of the site has little planning history but appears to have been used for informal storage. Redeveloping the site for residential use offers an opportunity to significantly improve its appearance, and the two parcels of land coming forward together will improve viability. The developable area is some 1.38 hectares and it is anticipated that 40 dwellings will be provided, of which 30% should be affordable.

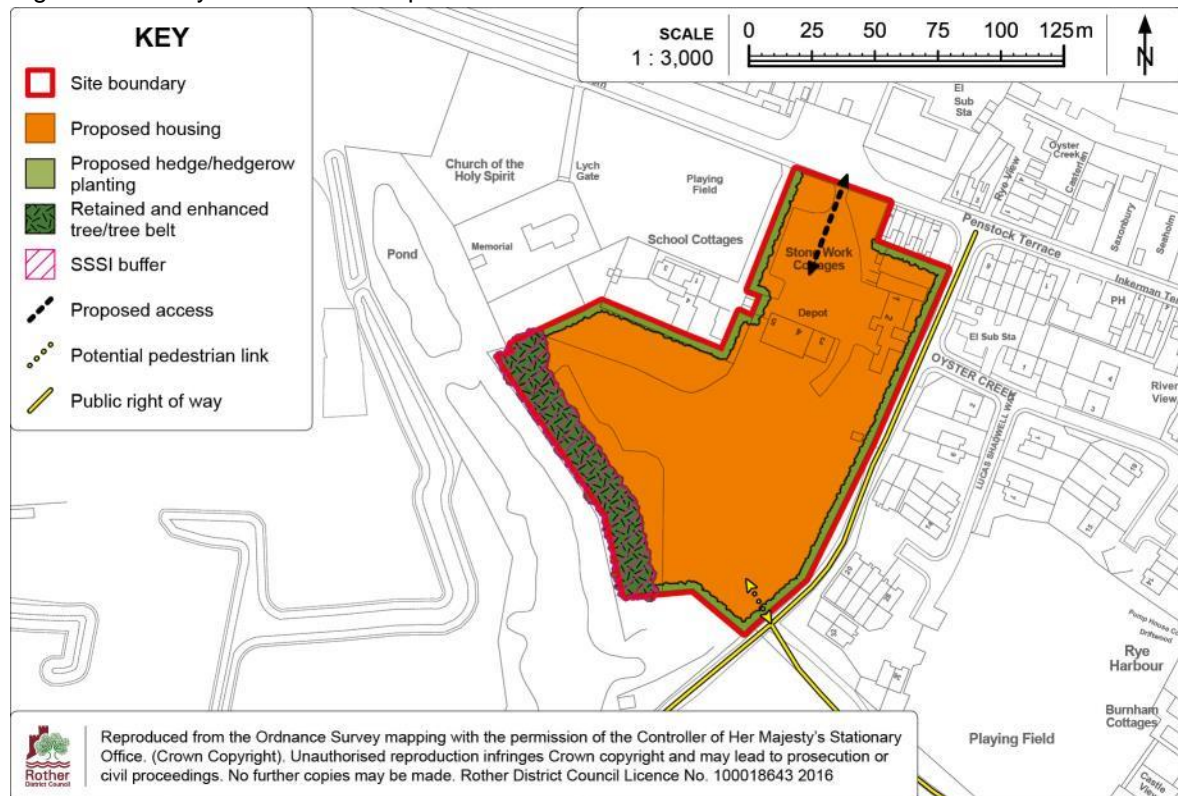
- 11.221 Site boundaries are generally defined by unmanaged vegetation although there is a substantial tree belt on the south-western boundary which separates the site from a water-body within the adjacent SPA and Ramsar site, and which should be retained and enhanced with native species to provide a buffer to the protected area.
- 11.222 The site lies outside but in close proximity to the Dungeness, Romney Marsh and Rye Bay SSSI, SPA and Ramsar site. The Rye Harbour SSSI lies 140m to the north-west. An ecological survey has indicated that the site should not be considered as functional habitat for the Ramsar site and does not support the qualifying habitats or species; but it is likely to accommodate protected species. Therefore, further ecological surveys would need to accompany the planning application and mitigation measures proposed. Lighting will need to be carefully designed to prevent adverse effects on wildlife.
- 11.223 The site is also in close proximity to two grade II listed buildings, the School House and Church of the Holy Spirits, located to the north-west. The development will need to respect the setting of both.
- 11.224 A public footpath adjoins the eastern boundary and a pedestrian link to the site would be beneficial in the interests of providing a direct route to the Nature Reserve.
- 11.225 The groundwater is particularly shallow beneath the surface of the site and there may be an existing level of contamination which could leave the underlying aquifer vulnerable to pollution in the event of the site being developed. Therefore, a planning application will need to be accompanied by a land contamination assessment that demonstrates that any unacceptable risks will be managed appropriately through the re-development process. Foul and surface water drainage will also need careful consideration and the development will need to connect with the main sewer running along Harbour Road, subject to consultation with Southern Water. The site layout will need to take account of the position of the sewer, which crosses the northern part of the site, and the need to retain easements to allow for future works to it.
- 11.226 In flood risk terms, the Environment Agency has advised this area is defended to the '200 year' standard, meaning there is a 0.5% probability of it being flooded in any one year. The planning application will need to be accompanied by a site specific flood risk assessment and habitable rooms should not be included on the ground floor.

Policy RHA1: Land at Stoneworks Cottages, Rye Harbour

Land at Stoneworks Cottages, Rye Harbour, as shown on the Policies Map, is allocated for housing. Proposals will be permitted where:

- (i) some 40 dwellings are provided, of which 30% should be affordable;
- (ii) a new access is achieved off Harbour Road;
- (iii) the tree belt on the south-western boundary is retained and enhanced with native species with appropriate fencing erected to maintain an effective barrier between the site and the adjacent Dungeness, Romney Marsh and Rye Bay SSSI, SPA and Ramsar Site, as well as screen tree and hedgerow planting employing native species provided on other boundaries of the site, as indicated on the Detail Map;
- (iv) ecological surveys are carried out which demonstrate that there is no adverse impact on protected species or, if any protected species are found to be using the site, sets out appropriate mitigation for any loss of habitat;
- (v) a site specific flood risk assessment has been undertaken which demonstrates that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall; and
- (vi) a ground contamination assessment has been undertaken which demonstrates that pollution risks, including to the underlying aquifer, will be managed appropriately through the re-development process.

Figure 57: Policy RHA1 Detail Map



Site Allocation: Harbour Road Employment Area

- 11.227 The Harbour Road employment area is a long-established concentration of industrial uses, bisected by Harbour Road. Much of the employment land has a very stark industrial appearance with many buildings close to the road. In common with the village, it is within Flood Zone 3a; parts of it are affected by ground contamination; and it adjoins designated nature conservation sites. The area was subject to a supportive employment policy within the 2006 Local Plan and given the importance of the area to the local economy, it is appropriate for this to continue.
- 11.228 There are opportunities for further intensification of employment uses on brownfield sites at Harbour Road as this would not encroach into the protected sites. All proposals will need to include a site specific flood risk assessment and measures to alleviate the potential risks from flooding, appropriate to the scale and nature of the development.
- 11.229 The employment area incorporates two wharves (one of which is currently operational). One function of the wharf is the landing of minerals and, in accordance with the Waste & Minerals Local Plan, it will be necessary for proposals that could affect the wharf to demonstrate that the capacity for landing, processing, handling and associated storage of minerals is safeguarded and that there is no net loss of capacity within Rye Port. The County Council has confirmed there is also a safeguarded waste management operation at Rye Oil Ltd, Rye Harbour, and it is important that future development does not prejudice operations at the site.

- 11.230 A recent planning permission at The Saltings⁷⁸ will bring additional floorspace for B1, B2 and B8 Uses. As a result, an amendment to the former employment policy boundary is reflected in Figure 58 (Harbour Road Employment Area Boundary Map). The amendment affects land within the Rye Harbour SSSI, which is incorporated into the employment area. This was the subject of detailed discussions with Natural England during the determination of the planning application and the specific proposal was deemed acceptable due to measures proposed for habitat creation. While it is expected that the site will be developed in accordance with the planning permission, if an alternative proposal were to be considered, the impact on the SSSI would need to be deemed acceptable.

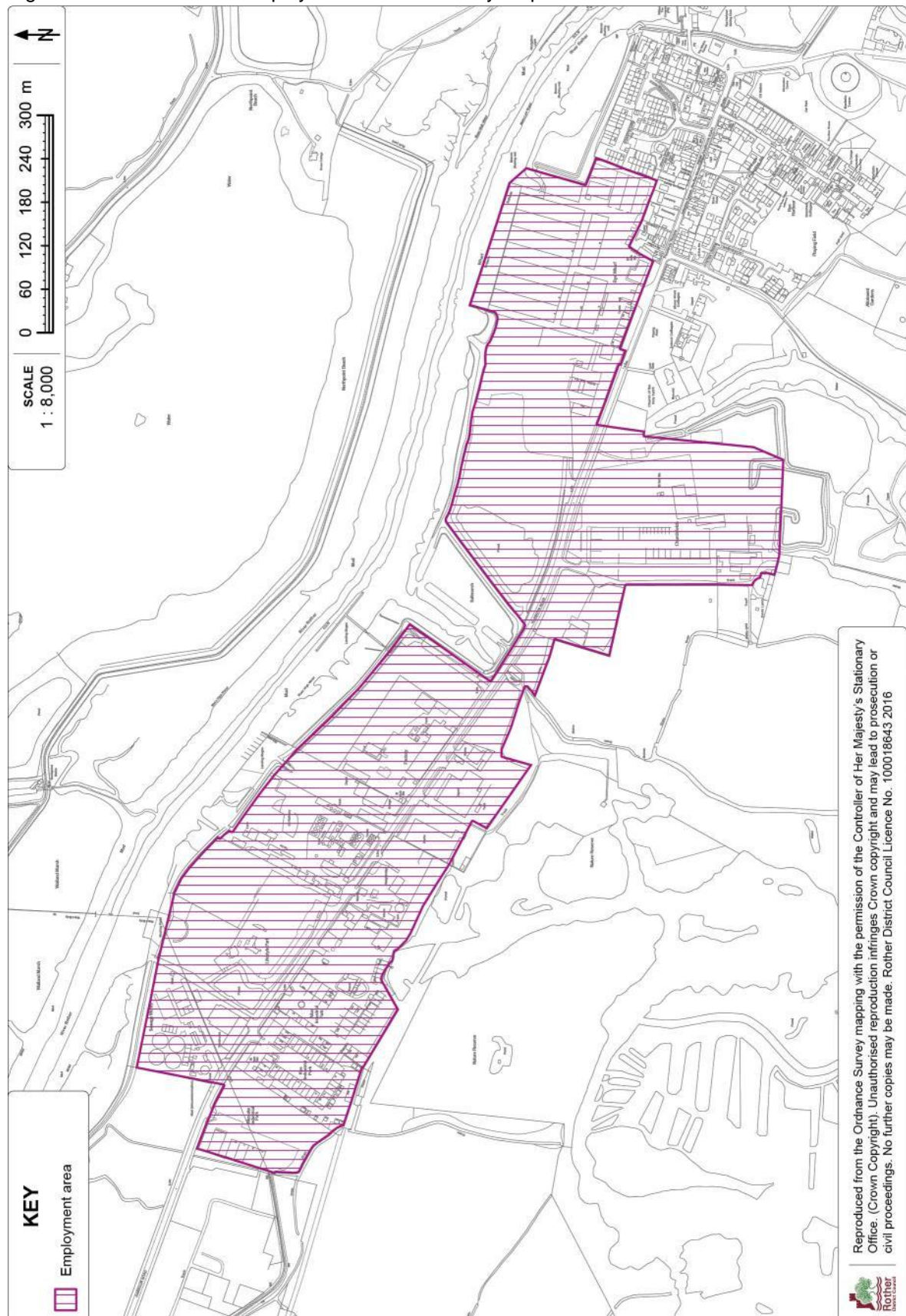
Policy RHA2: Harbour Road Employment Area

Within the Harbour Road Policy Area, as defined on the Policies Map, business development (Use Classes B1, B2 and B8) will be permitted where the following criteria are met:

- (i) proposals which result in a significant increase in vehicle, especially HGV, movements along Harbour Road adjoining the A259 will only be permitted where the relevant highway authorities are satisfied that any impacts are acceptable;**
- (ii) a ground contamination assessment has been undertaken which demonstrates that pollution risks, including to the underlying aquifer, will be managed appropriately through the development process;**
- (iii) proposals with frontages to Harbour Road include a comprehensive landscaping strategy to improve the overall appearance of development;**
- (iv) there is no adverse impact on the adjacent Dungeness, Romney Marsh and Rye Bay SSSI, SPA and Ramsar Site or on the Rye Harbour SSSI;**
- (v) a site specific flood risk assessment has been undertaken which demonstrates that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall; and**
- (vi) there are no adverse impacts on the capacity of wharves for the landing, processing, handling or associated storage of minerals; or on safeguarded waste management operations.**

⁷⁸ RR/2013/1538/P

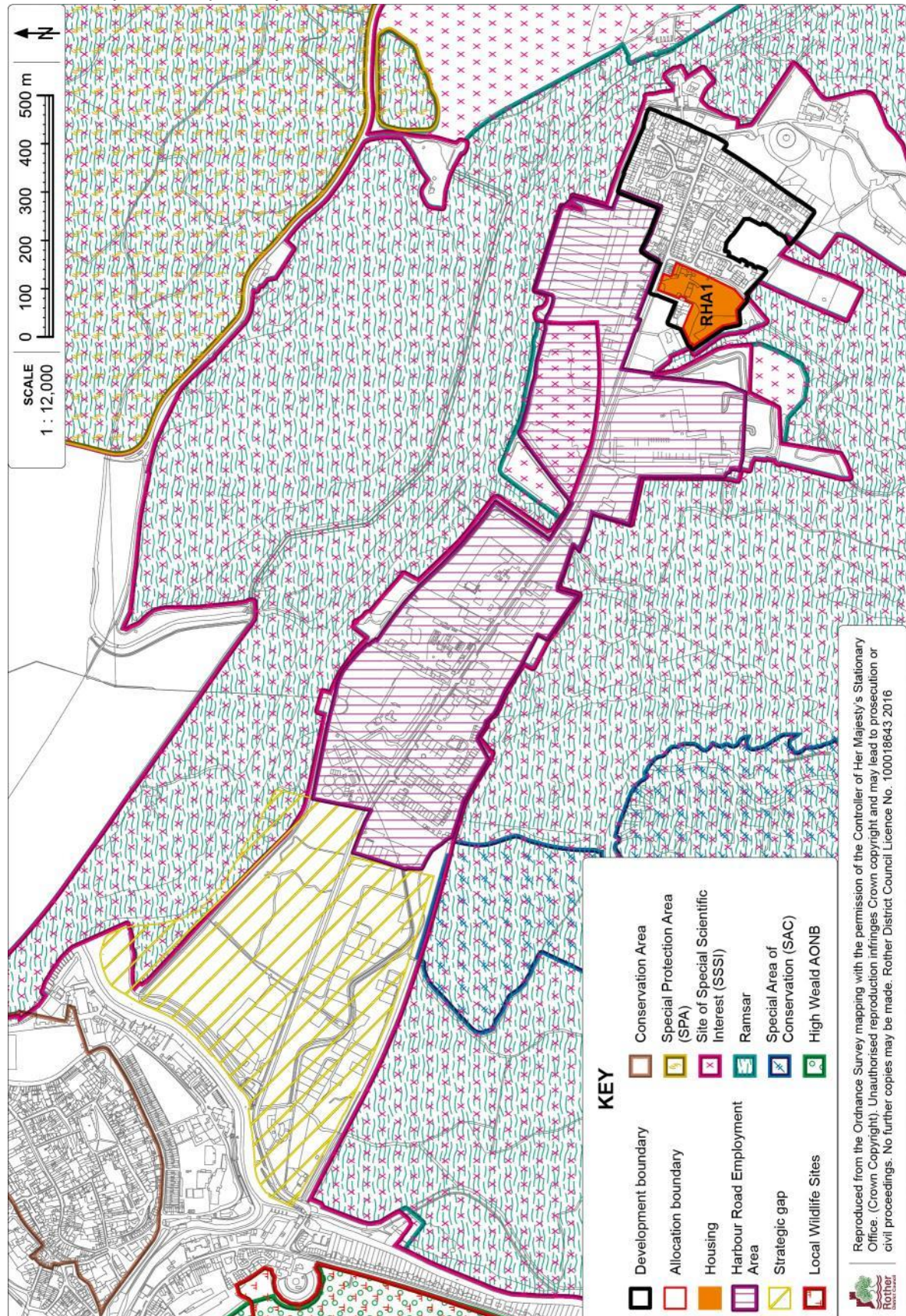
Figure 58: Harbour Road Employment Area Boundary Map



Villages with site allocations

Rye Harbour

Policies Map Inset Map 14: Rye Harbour



Westfield

Context

- 11.231 The former iron-smelting village of Westfield straddles the A28 some three miles north of Hastings. Dating from Saxon times, the village grew up around the convergence of several small settlements. Westfield has experienced a relatively high level of post-war development and is now one of the larger villages in the District.
- 11.232 The village has a reasonable range of local facilities and services, including a shop, doctor's surgery, primary school, church, community hall, several recreational facilities and some local employment. Supporting evidence suggests a shortfall of allotments and a play facility for older children/teenagers,⁷⁹ and the Playing Pitch Study⁸⁰ identifies a need for high quality football and cricket facilities in the wider area.
- 11.233 Westfield is wholly within the High Weald AONB and is surrounded by undulating farmland, woods and streams with a network of public footpaths, including the 1066 Country Walk. The floodplain of the River Brede and its tributaries lie to the north-west, although the village itself is relatively free from the threat of flooding. Archaeological Notification Areas indicate two former Roman Roads in the south and east of the village and a medieval and post-medieval hamlet in the centre-west.

Development Provisions and Development Boundary

- 11.234 Westfield is classified as a Local Service Village within the Core Strategy and its housing target of 89 dwellings from large sites reflects this.
- 11.235 Opportunities for development on the edges of the village are limited due to topographical landscape constraints. Its position on a north-south elevated plateau is evident when approaching from the west, where there are also biodiversity constraints including ancient woodlands and wildflower meadows. The elevated far northern and north-western parts of the village enjoy distant views across the High Weald AONB. The southern edge is generally well-defined and the land beyond existing limits is integral to the wider countryside setting.
- 11.236 Areas on the north-eastern side of the village have the most potential for development to meet the identified needs, being relatively contained within the wider landscape, relatively free of wider environmental impacts and reasonably connected to existing services. These include the southern end of Westfield Down and the site of a former care home at Moorhurst. In addition, one site at the southern end of the village – Land off Goulds Drive, which was part of a previous Local Plan allocation, still offers a suitable opportunity for a smaller area of residential development.

⁷⁹ Open Space, Sport & Recreation Study (November 2007)

⁸⁰ A Playing Pitch Strategy for Rother District Council (October 2012)

- 11.237 The development boundary generally tightly encloses the built form of the village, including the allocation sites.
- 11.238 The Development Boundary and site allocations are shown on the Policies Map Inset Map at the end of this section.

Site Allocation: Land at Westfield Down, Westfield

- 11.239 Land at Westfield Down is an unimplemented allocation from the 2006 Local Plan. While it has the benefit of a planning permission for up to 39 dwellings⁸¹, which also secures recreational provision on adjoining land, this permission is in outline and as it remains unimplemented it is appropriate to re-allocate the site.
- 11.240 The site comprises rising ground extending out of the village on the east side of the A28. The lower section of the site to the south-west is more visually contained in the wider landscape and is within reasonable walking distance of all key local services. It is therefore suited to housing development. The higher ground to the north-east is more sensitive to building development, but could satisfactorily accommodate sports and recreational uses, including pitches, for which there is a recognised need within the village. In future, there may also be scope to provide an older children's/youth play facility/MUGA on the recreational land, as well as enhanced pedestrian links across the site.
- 11.241 The site area is some 4.03 hectares with a developable area of 1.2 hectares. It is anticipated that 39 dwellings can be accommodated, plus recreational uses and facilities. Provision of the recreation land will need to include its re-grading as necessary to provide sports pitches, seeding, drainage and future maintenance, together with the construction of changing facilities to serve the new pitches and a car parking area. As there is no physical division within the site, and because of the need for recreational facilities to serve the community, the housing development and recreational element should proceed in tandem.
- 11.242 Vehicular access is proposed via a new joint access off the A28. Footpath links in the southern part of the site will provide pedestrian access to the village and the public footpath on the site's south-eastern boundary, creating sustainable links between the site and village shops and services. Public footpaths which pass through the site will need to be realigned on completion of the development.
- 11.243 SuDS are likely to be required to manage existing surface water flows on the site. It may be necessary to include some SuDS features on adjoining land.

⁸¹ Reference RR/2009/322/P

- 11.244 The provision of tree belts across the northern boundary of the site and the northern edge of the residential area would provide screening from the wider High Weald AONB. The existing tree belt along the site's north-western boundary with the A28 should be retained and enhanced to provide screening from this direction. Biodiversity gains should be implemented as part of the development which may include, for example, the inclusion of natural features; the installation of bird and bat boxes along site boundaries; and the use of flower-rich grasses in field margins.
- 11.245 The site has high potential for prehistoric, Roman and medieval archaeological remains. Appropriate archaeological assessment will be required.

Policy WES1: Land at Westfield Down, Westfield

Land at Westfield Down, as shown on the Policies Map, is allocated for housing and recreation purposes. Proposals will be permitted where:

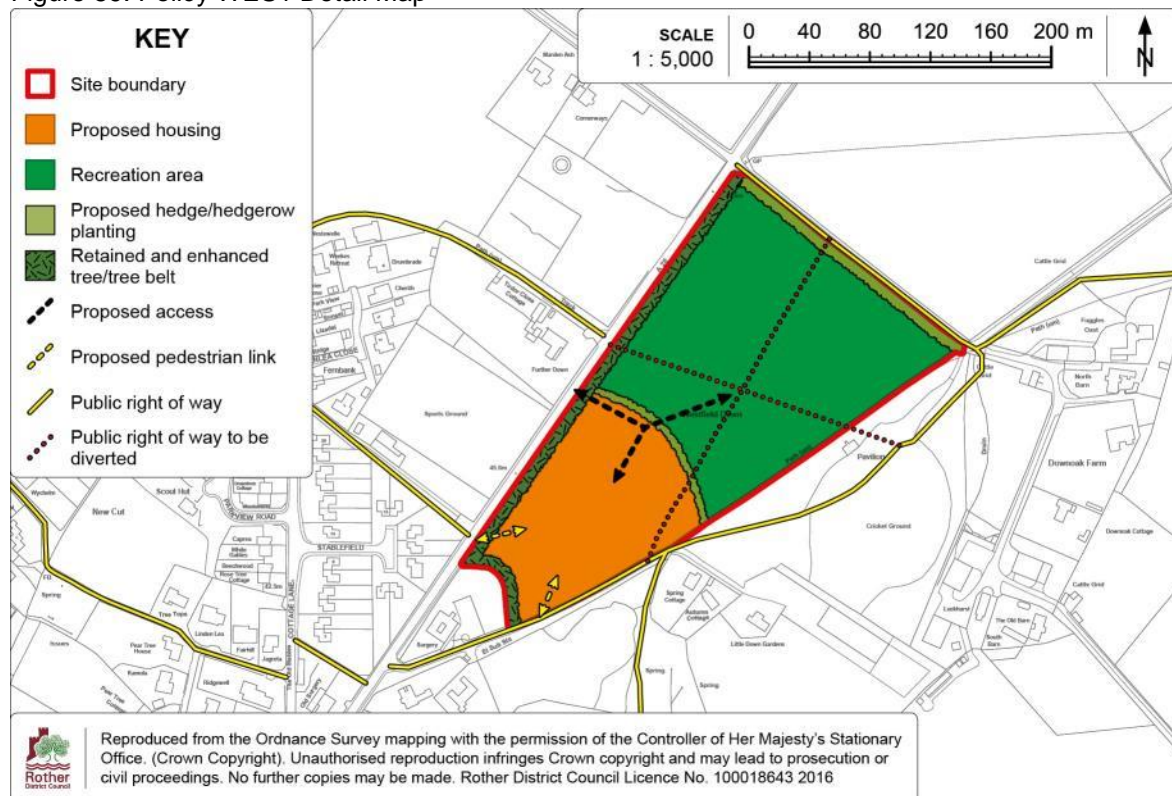
- (i) comprehensive proposals for both housing and recreational elements are put forward in tandem and the recreational land is secured;
- (ii) some 39 dwellings are provided within the identified residential area as shown on the Detail Map, of which 40% are affordable;
- (iii) screen tree planting is provided on the northern boundaries of the recreation area and the residential area; comprising native species; and the existing tree belt on the site's north-western boundary with the A28 is retained and enhanced with additional planting, also of native species, as indicated on the Detail Map;
- (iv) the recreation land includes pitches (at least one senior football pitch); changing facilities and car parking; and provision is made for its regrading as appropriate; seeding; drainage and future maintenance;
- (v) access is provided off the A28;
- (vi) new pedestrian linkages are provided as indicated on the Detail Map, in the southern part of the site to join the footway alongside the A28 and public footpath no. 31F on the site's south-eastern boundary;
- (vii) sustainable drainage (SuDS) is provided in accordance with Policy DEN5, which may necessitate off-site works; and
- (viii) an assessment and evaluation of the site's archaeological potential has been carried out and mitigation measures are implemented accordingly.

- 11.246 The Detail Map below provides an indicative general layout of the development site in accordance with the above policy.

Villages with site allocations

Westfield

Figure 59: Policy WES1 Detail Map



Site Allocation: Land at the Former Moorhurst Care Home, Westfield

- 11.247 The site lies to the north of the village, on the north-western side of the A28. Now a brownfield site that is cleared of buildings, the site had a previous use as a residential care home. In addition, it has had a more recent permission (2009) for a 48 bed residential care unit⁸² although this was not implemented and has now expired. As a consequence, the site has remained vacant for many years.
- 11.248 The site measures some 0.88 hectares and is generally well screened from the surrounding AONB countryside by virtue of both topography and mature boundary trees. A public footpath runs the length of its south-western boundary.
- 11.249 The potential volume of traffic generated is a factor in determining an appropriate use for the site on this stretch of the A28. In respect of vehicle trip generation, retirement living/sheltered housing is broadly comparable to a care home (the site's former use) and generates less traffic than standard residential development. An allocation for housing with care has the support of the landowner and would provide opportunities for local older persons to downsize, thus freeing up housing for families. There is a recognised need to provide more housing suitable for older people in the District, in response to demographic projections.

⁸² Reference RR/2009/2687/C

- 11.250 In order to make a development acceptable in planning terms, there are a number of measures that will be necessary to prioritise safe pedestrian access and sustainable forms of transport. A standard footway will need to be provided along the A28 connecting to the village core. This may require a traffic island and pedestrian refuge alongside the site. A bus stop should be provided immediately adjacent to the site. A pedestrian link from the site westwards to footpath 27 connecting to Cottage Lane should also be provided. For vehicles, utilisation of the existing northern access onto the A28 would be preferred, since this would minimise loss of trees/vegetation. However, this will require further investigation, including a highways safety audit to support a future planning application.
- 11.251 The development should incorporate native species planting to fill in any gaps in the trees and hedgerows on the site boundaries, particularly notable to the north-east. This will serve to limit the wider landscape impact and benefit biodiversity.
- 11.252 Retirement living/sheltered housing has a lesser demand for garden space than standard residential development, and consequently, a higher density can be achieved. It is expected that 40 dwellings will be accommodated within the site. Communal gardens/ amenity open space should be provided at a level of 25 square metres (sqm) per dwelling unit.

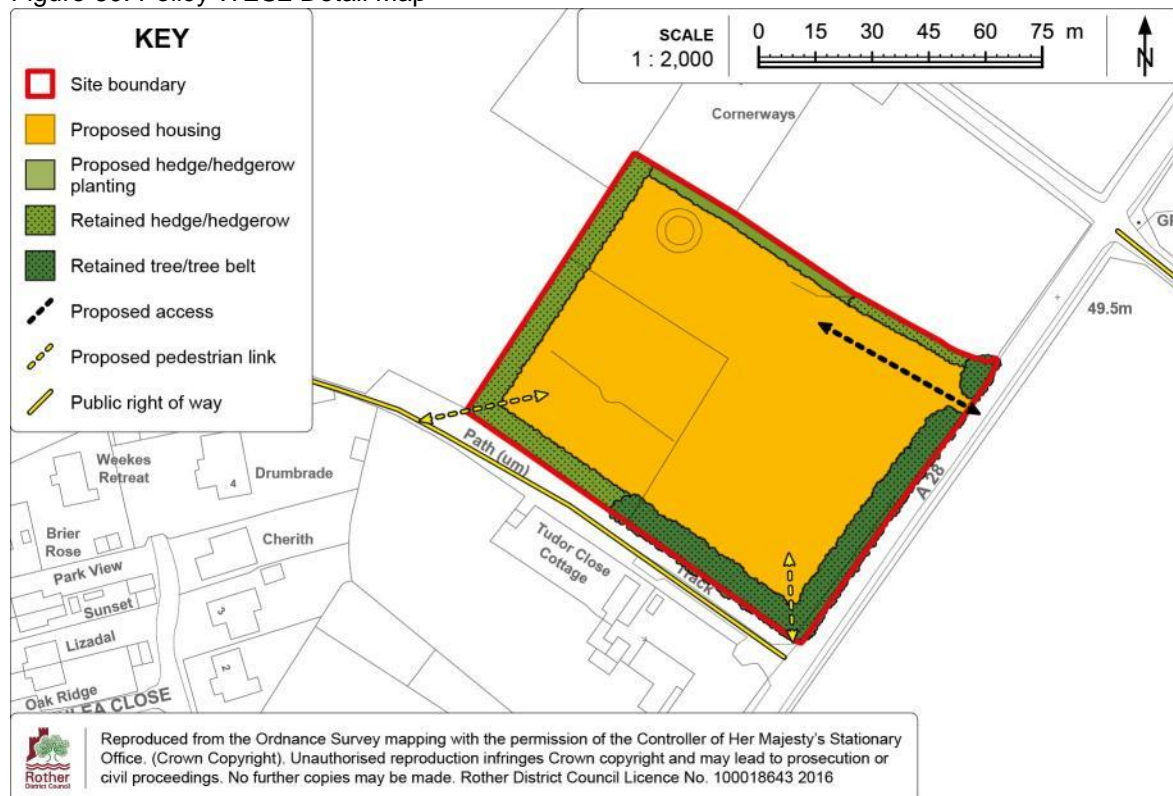
Policy WES2: Land at the former Moorhurst Care Home, Westfield

Land at the former Moorhurst Care Home, as shown on the Policies Map, is allocated for housing with care. Proposals will be permitted where:

- (i) some 40 dwelling units are provided, of which 40% are affordable;
- (ii) access is provided to the A28, with preference to utilising the previously established access;
- (iii) screen tree planting is provided on the north-eastern boundary of the site, and trees and vegetation on other boundaries are retained and enhanced, with new native species landscape planting provided to fill in gaps;
- (iv) communal gardens/ amenity open space is provided on site to a minimum of 25 sqm per dwelling unit; and
- (v) provision is made for:
 - (a) an upgraded footway along the A28 connecting to the village core, together with safe means of accessing it from the site;
 - (b) pedestrian access to footpath 27 on the south-western boundary of the site; and
 - (c) a bus stop adjacent to the site.

- 11.253 The Detail Map below provides an indicative general layout of the development site in accordance with the above policy.

Figure 60: Policy WES2 Detail Map



Site Allocation: Land south-east of Goulds Drive, Westfield

- 11.254 This site, in the southern part of the village, forms the remaining unimplemented section of a 2006 Local Plan allocation, the majority of which has been developed with a housing estate known as Goulds Drive. It is still appropriate for this remaining section to be developed. The developable area is approximately 0.26 ha and it is anticipated that 10 dwellings will be provided, 40% of which will be affordable.
- 11.255 There are two options for gaining vehicular access. A link from Goulds Drive to the north-west would be appropriate but there may be land ownership constraints and consequently, a new access from Stonestile Lane to the north-east is an acceptable alternative. This second option would necessitate other highway works including minor improvements to the junction of Stonestile Lane and Moor Lane and the construction of a footway from the new access on Stonestile Lane. Swept path analysis to demonstrate the access could serve the largest vehicles would be needed, together with a Road Safety Audit. Any junction realignment would require a Section 278 agreement with the Highway Authority and the new footway would need to be dedicated as public highway.
- 11.256 A new access from Stonestile Lane would require the removal of a section of the existing boundary hedgerow alongside Stonestile Lane in order to gain the required visibility. In order to reduce the visual impact of this on the streetscene, a new hedgerow should be replanted at the rear of the new footway.

- 11.257 A public footpath (number 44) runs along the southern boundary of the site. A pedestrian link to this should be provided to improve permeability of the wider area.
- 11.258 The southern section of the site is within the Hastings Fringes Biodiversity Opportunity Area. While a section of roadside hedgerow may need to be relocated, other boundary trees and hedgerows, including to the south, should be retained, with any gaps reinforced by native species planting for landscape and biodiversity reasons. SuDS will need to be carefully considered to avoid surface water run-off to surrounding areas.
- 11.259 The site has high potential for prehistoric, Roman (including a major Roman road) and medieval archaeological remains relating to the historic core of Westfield Moor. Appropriate archaeological assessment will need to be undertaken in support of a future planning application.

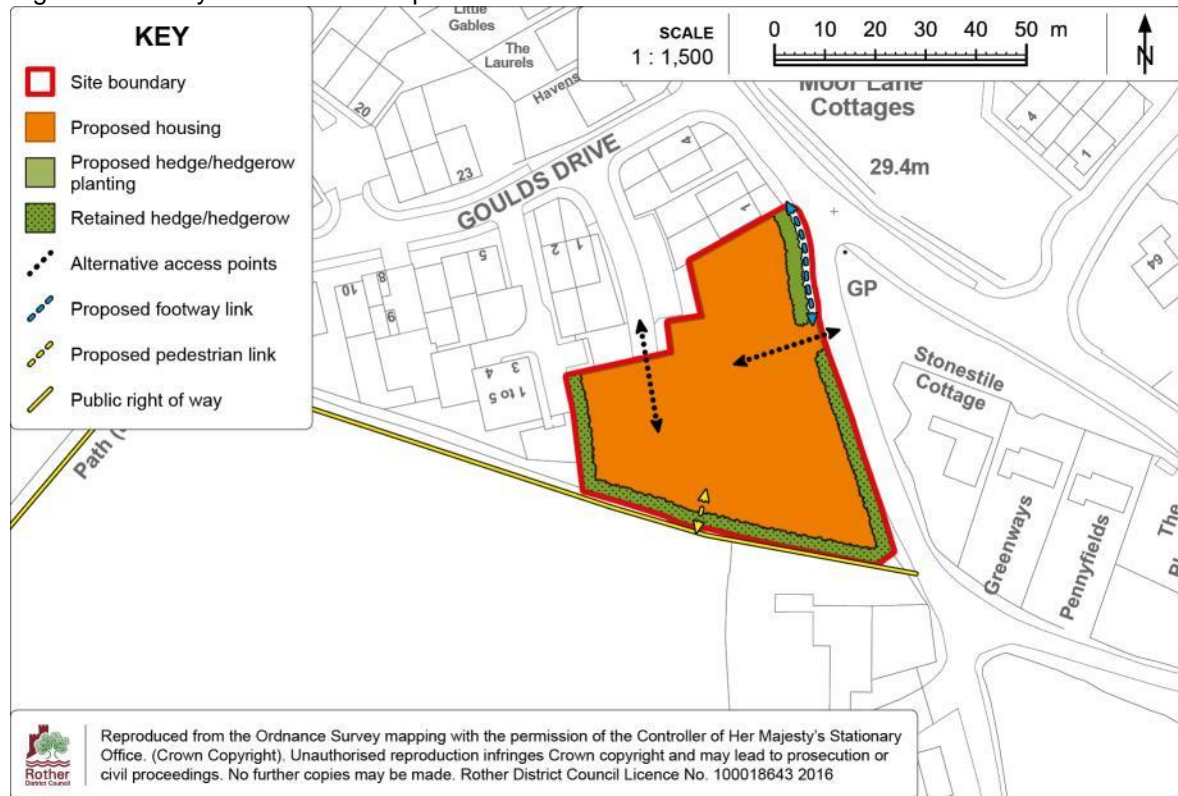
Policy WES3: Land south-east of Goulds Drive, Westfield

Land south-east of Goulds Drive, as shown on the Policies Map, is allocated for residential development. Proposals will be permitted where:

- (i) some 10 dwelling units are provided, of which 40% are affordable;**
- (ii) access is provided either from Goulds Drive or Stonestile Lane, as indicated on the Detail Map, to the satisfaction of the Highway Authority;**
- (iii) in the event of the provision of an access from Stonestile Lane, a new footway is provided to link the new development to the existing Moor Lane footway, any section of boundary hedgerow removed is replanted at the rear of the footway subject to highways visibility requirements; and any necessary improvements to the Stonestile Lane/ Moor Lane junction are implemented; as indicated on the Detail Map;**
- (iv) pedestrian access to footpath 44 on the southern boundary is secured;**
- (v) existing trees and hedgerows on the site boundaries are retained and reinforced with native species;**
- (vi) care is taken to respect the amenity value of adjoining residential properties on the northern and western boundaries;**
- (vii) sustainable drainage (SuDS) is provided in accordance with Policy DEN5; and**
- (viii) an assessment and evaluation of the site's archaeological potential has been carried out and mitigation measures are implemented accordingly.**

- 11.260 The Detail Map below provides an indicative general layout of the development site in accordance with the above policy.

Figure 61: Policy WES3 Detail Map



Site Allocation: Land between Moor Lane and the A28, Westfield

- 11.261 This is a narrow strip of undeveloped land that was set aside by the County Council for the construction of a bypass, but plans for that were abandoned a number of years ago and the land has remained vacant. It was proposed to become a footpath/ cycleway in the 2006 Local Plan, also linking to the Goulds Drive development, but this is not now readily achievable.
- 11.262 Consequently, there is the opportunity to allocate the land for an alternative use for allotments, of which there is a recognised shortfall in the village. Pedestrian access would be from Moor Lane, and a crossing point should be provided. Limited parking provision to serve the allotments would also be required, which could be accommodated at the northern end of the site or take the form of a small layby on Moor Lane, which the Highway Authority has indicated would be acceptable in principle.
- 11.263 A small area at the northern end of the currently vacant area is excluded from the allocation, but included within the development boundary and could potentially accommodate 1 or 2 dwellings fronting Moor Lane.

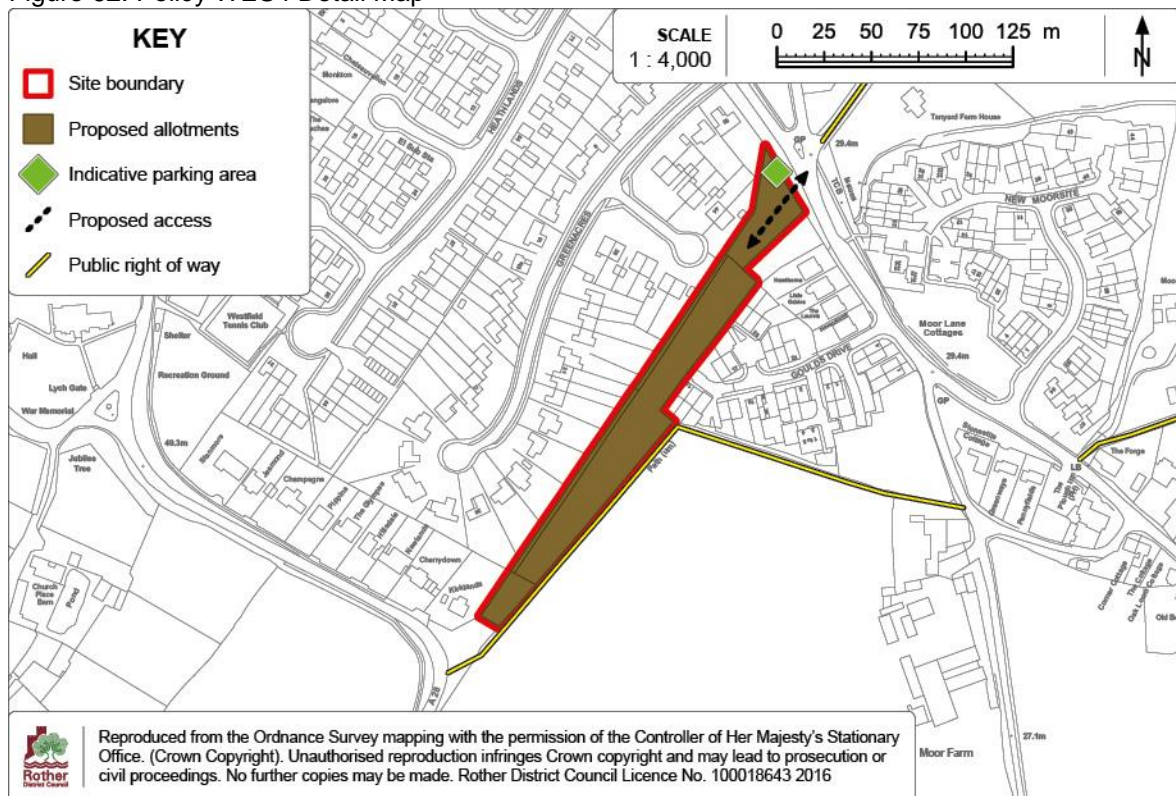
Policy WES4: Land between Moor Lane and the A28, Westfield

Land between Moor Lane and the A28, as shown on the Policies Map, is allocated for allotments. Proposals will be permitted where:

- (i) Allotments are provided in the area indicated on the Detail Map;
- (ii) Pedestrian access to the allotments is provided from Moor Lane; and
- (iii) Off-road vehicle parking provision for users of the allotments is achieved and a pedestrian crossing point on Moor Lane is provided, to the satisfaction of the Highway Authority.

11.264 The Detail Map below provides an indicative general layout of the development site in accordance with the above policy.

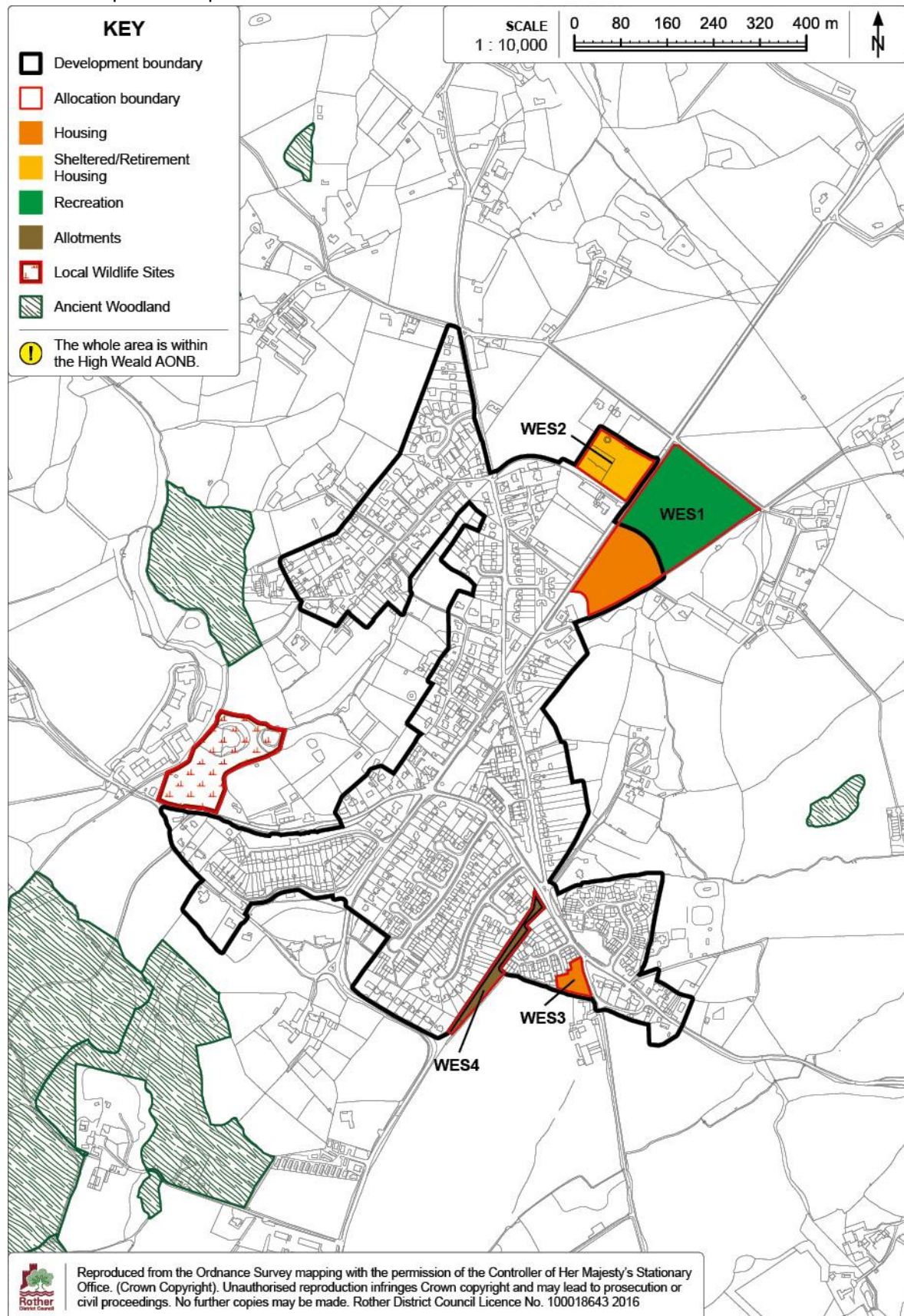
Figure 62: Policy WES4 Detail Map



Villages with site allocations

Westfield

Policies Map Inset Map 15: Westfield



12. Other Villages with Development Boundaries

Context

- 12.1 The use of Development Boundaries is the subject of Core Strategy Policy OSS2 and Policy DIM2 of this document.
- 12.2 In addition to the villages with site allocations detailed in chapter 11 and those settlements subject to Neighbourhood Plans, there are a number of other, typically smaller, settlements which contain some services and within which some small-scale development may be acceptable in principle. To define the areas in which such development could be supported, the following settlements include development boundaries:
- Brede and Cackle Street
 - Guestling Green
 - Icklesham
 - Pett
 - Staplecross
 - Three Oaks
 - Winchelsea
- 12.3 Other settlements without development boundaries are not considered suitable for most forms of new development for reasons including the presence of environmental constraints; being in an unsustainable location; and/ or a lack of services. Development outside development boundaries will be limited to that which accords with specific Local Plan policies or that for which a countryside location is demonstrated to be necessary, in accordance with Policies RA2 and RA3 of the Core Strategy.

Brede and Cackle Street (Policies Map Inset Map 16)

- 12.4 Brede and Cackle Street are strongly linked with the neighbouring village of Broad Oak located within one mile to the north. The three villages form a relatively compact cluster of settlements running north-south along the A28 Northiam Road. Brede and Cackle Street are situated on the south facing slopes of the Brede valley and both villages are located within the High Weald AONB. Broad Oak is the larger settlement and contains a range of services.
- 12.5 There is a regular bus service to Hastings, Northiam and Tenterden. Both Brede and Cackle Street themselves have modest levels of service provision. Brede has a church and a public house. Cackle Street has a community hall which serves the wider area.

Other Villages with Development Boundaries

- 12.6 The development boundary reflects the more built up areas of the villages, whilst also maintaining the valuable open countryside gap between them.

Guestling Green (Policies Map Inset Map 17)

- 12.7 Guestling Green is a small village located between Hastings and Icklesham, with direct access into the A259 trunk road. It is rural in character despite the impact of the A259, and lies within the High Weald AONB.
- 12.8 The village has a limited range of local services, including a primary school, although there is no shop. It is on a local bus route giving access to Rye and Hastings and is around one mile from Three Oaks railway station.
- 12.9 The development boundary defines the main built up area, protecting adjoining open areas which visually relate to the countryside. The boundary excludes the less intensive development along Chapel Lane to the east, and Winchelsea Road to the south, in order to protect the rural character of the village's hinterland.

Icklesham (Policies Map Inset Map 18)

- 12.10 Icklesham is in the eastern part of the district, five miles north-west of Hastings. A linear village, much of the original settlement fronted the A259, but more recent development has taken place north of the main road. Icklesham lies wholly with the High Weald AONB.
- 12.11 The village has a range of services including a primary school, village hall, recreation ground, farm shop, pub and a church. There is some employment provision at the Little Sherwood Industry Park and there is a peak time bus service to Rye and Hastings.
- 12.12 Icklesham's development boundary encloses its well-defined built up area, preventing encroachment into the surrounding open landscape.

Pett (Policies Map Inset Map 19)

- 12.13 Pett is a linear village about four miles north-east of Hastings and is the main settlement within the parish of the same name. The village is washed over by the High Weald AONB and the surrounding area is a mix of agriculture and woodland, much of it ancient.
- 12.14 The village has a reasonable range of services including a village hall, two public houses, a play area, sports pitch and a church. However, there is no primary school and no village centre as such, with services dotted across the extent of the village.
- 12.15 The development boundary defines the main built up area, protecting the surrounding open countryside and woodland from encroachment and preventing inappropriate backland development.

Staplecross (Policies Map Inset Map 20)

- 12.16 Staplecross is located on a ridge above the Lower Rother Valley within the High Weald AONB. It is the largest settlement in the parish of Ewhurst. Staplecross is a reasonably compact village centred upon a junction of the B2165. The village has a number of services and amenities including a pub, shop, children's play area, village hall and a primary school.
- 12.17 The Local Plan Core Strategy identified a relatively modest target for new housing over the Plan Period to 2028 of some 25 dwellings, in addition to a recently built affordable housing exception site of 8 dwellings on the eastern edge of the village (planning permission RR/2011/2393/P). This housing requirement has already been accommodated by the granting of planning permission for 25 dwellings on land east of Cricketers Field (references RR/2014/1256/P and RR/2016/647/P). The scheme is currently under construction.
- 12.18 The development boundary at Staplecross reflects the established built up area including the extent of both the above schemes, preventing encroachment into the very rural and distinct countryside setting of the village.

Three Oaks (Policies Map Inset Map 21)

- 12.19 Three Oaks is a small village bisected by the Hastings to Rye railway. It is within the High Weald AONB and there are clusters of Ancient Woodland to the north and south of the village. The settlement is located half a mile west of the A259 trunk road, and the local service village of Westfield is located 1.25 miles north-west of the village.
- 12.20 Three Oaks is principally linear in form and has a limited range of local services, including a pub, village hall, church and a play area. There is a limited rail service (approximately every 2 hours in each direction) and no bus service.
- 12.21 The presence of a railway station supports the retention of a development boundary. The boundary properly reflects the ribbon nature of the settlement, preventing encroachment into the surrounding fields and woodland.

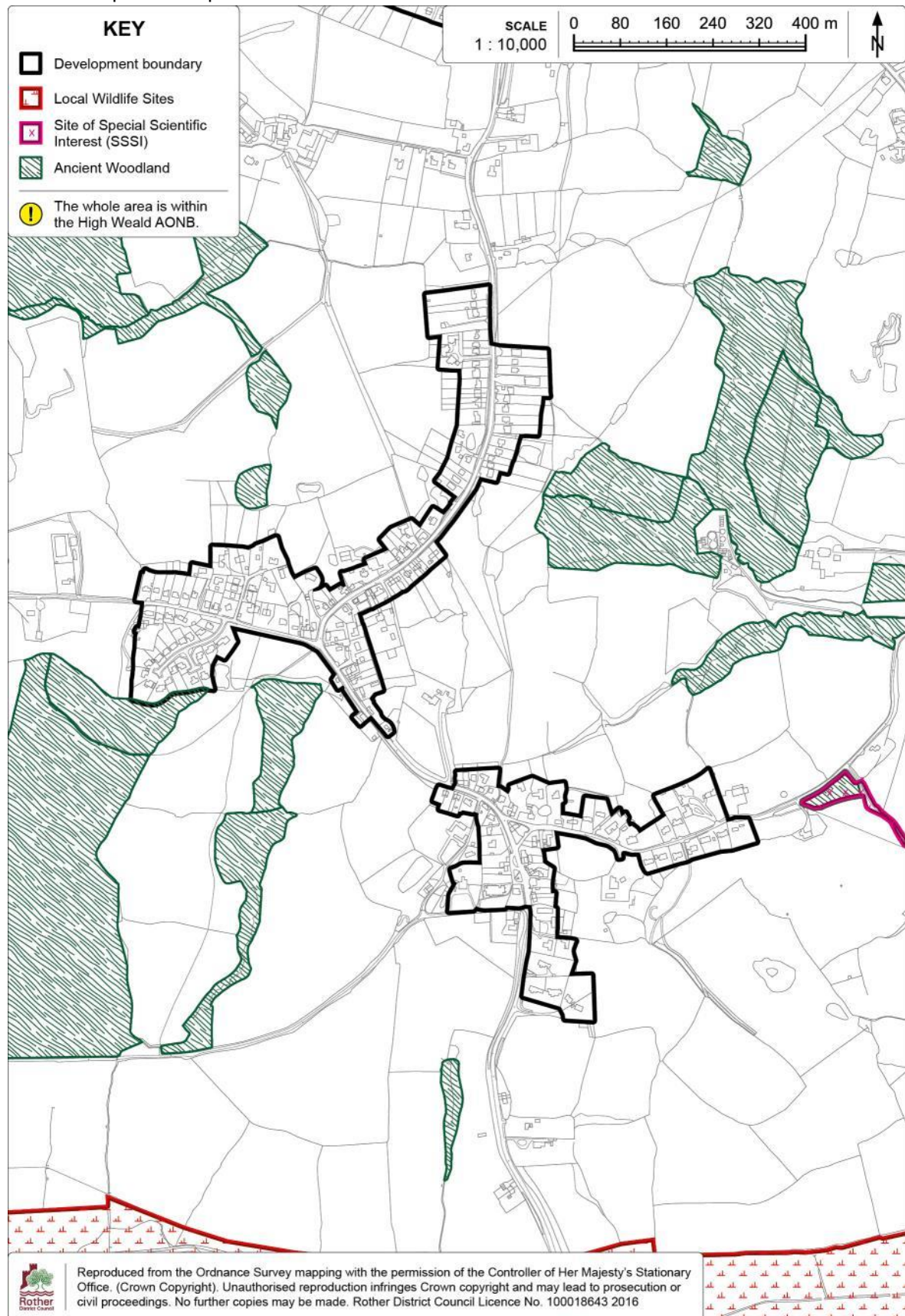
Other Villages with Development Boundaries

12.22 Winchelsea (Policies Map Inset Map 22)

- 12.23 Winchelsea is a historic hilltop settlement in the eastern part of the district, within the High Weald AONB. Its citadel dominates the surrounding landscape. Winchelsea, officially a town, appears today as a large village, although it was once a major urban settlement and one of the principal naval ports of the country. It is of immense historic and archaeological interest and value, being an outstanding and rare example of medieval town planning. The formal grid structure of the historic street pattern is still clearly visible today and is a crucial element in defining its character. The town, together with adjoining countryside, is designated as a Conservation Area.
- 12.24 Winchelsea has a good range of services including a primary school and convenience shop. The development boundary serves to define the existing form and pattern of the town, preventing encroachment into surrounding wooded bluffs. However, in reality, there is extremely limited scope for more intensive development within the town, due to the considerable heritage constraints.

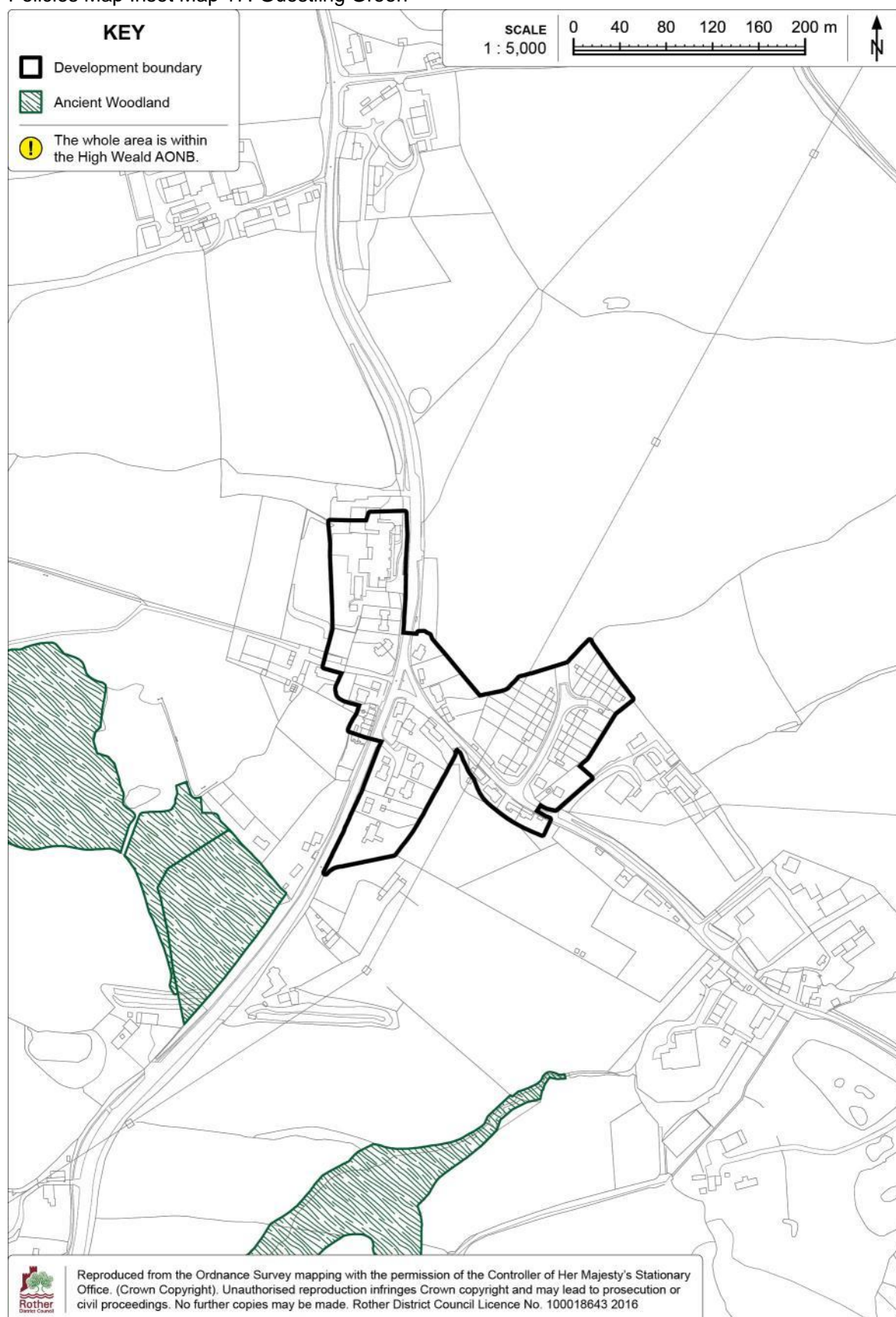
Other Villages with Development Boundaries

Policies Map Inset Map 16: Brede and Cackle Street



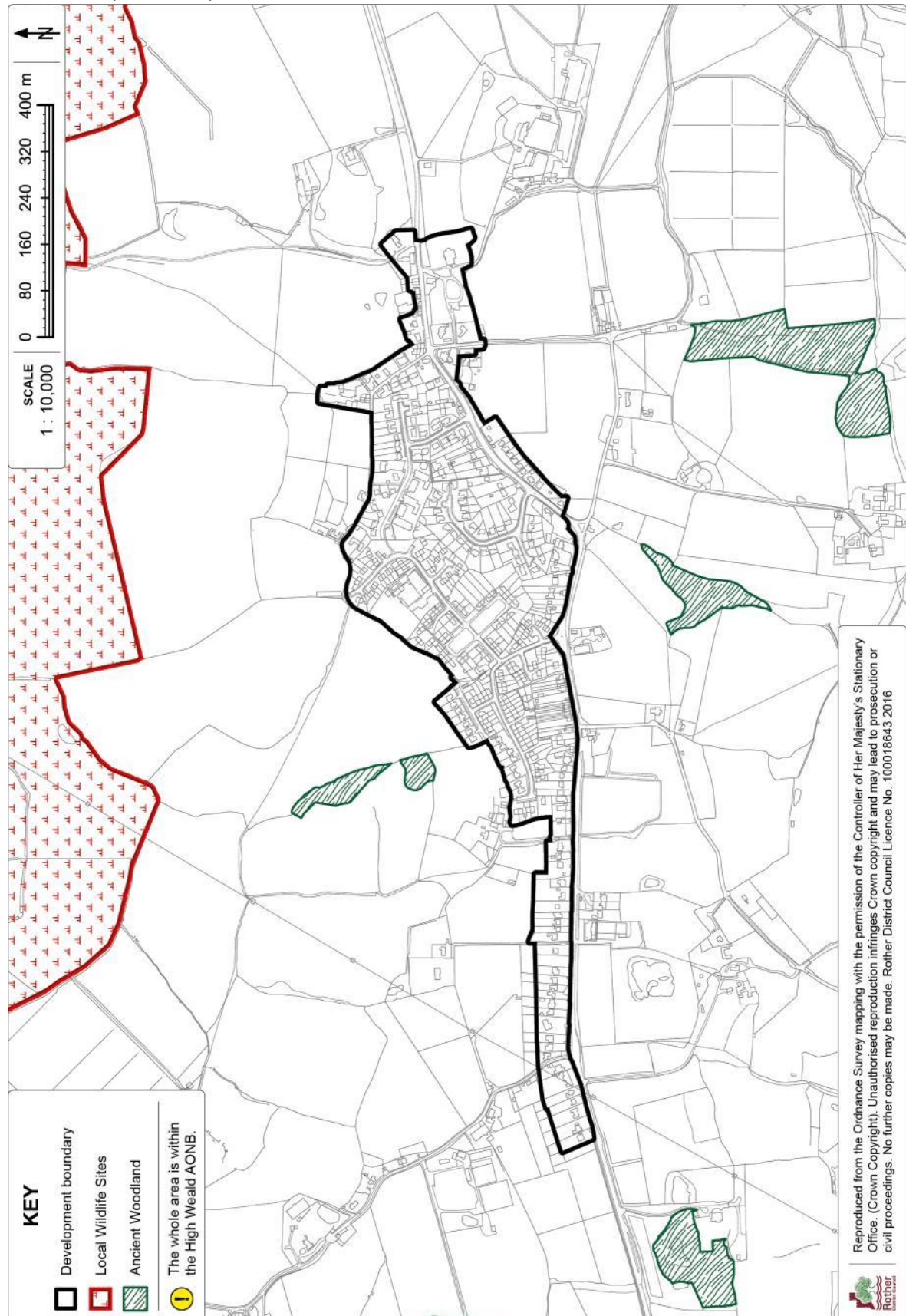
Other Villages with Development Boundaries

Policies Map Inset Map 17: Guestling Green



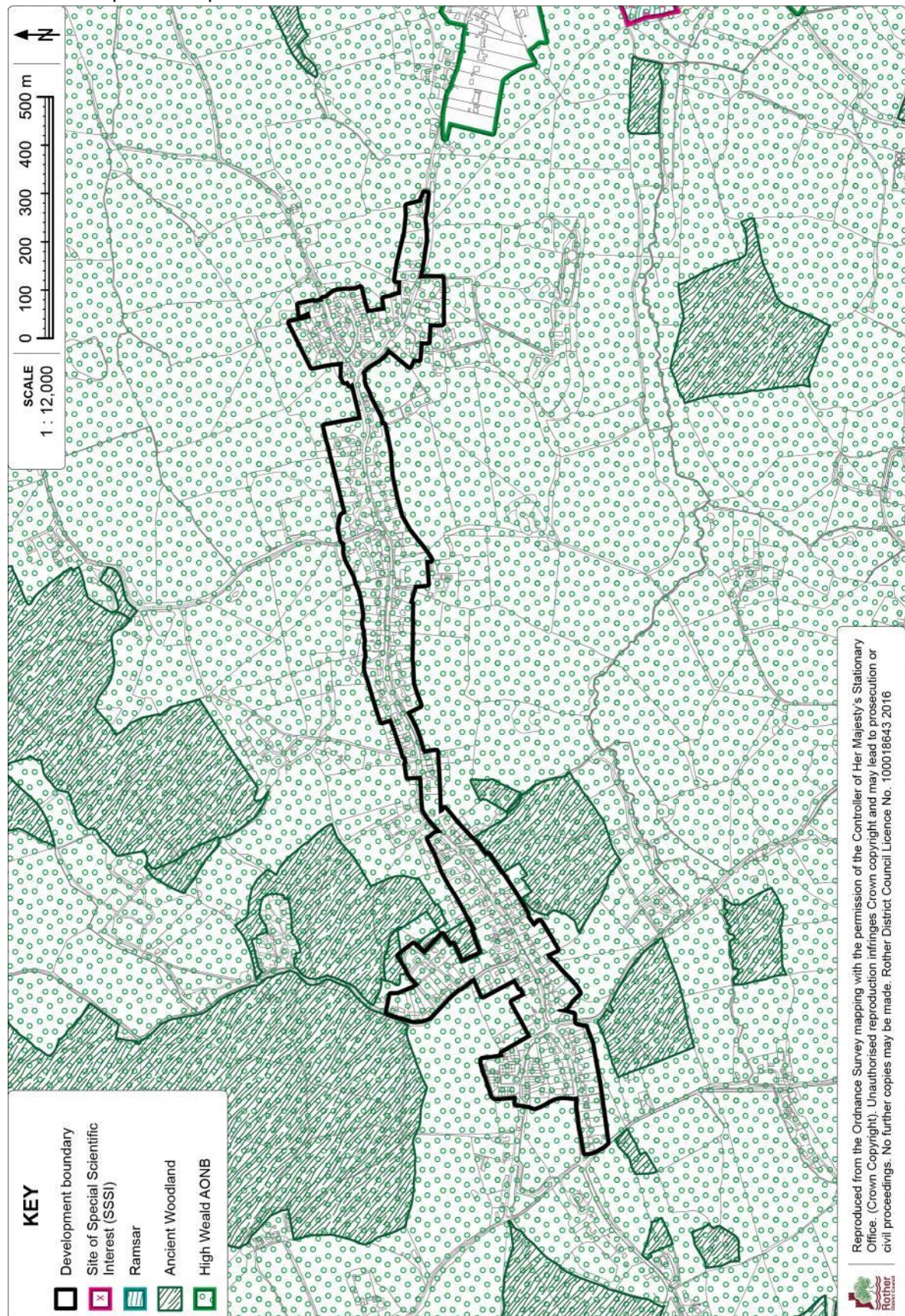
Other Villages with Development Boundaries

Policies Map Inset Map 18: Icklesham



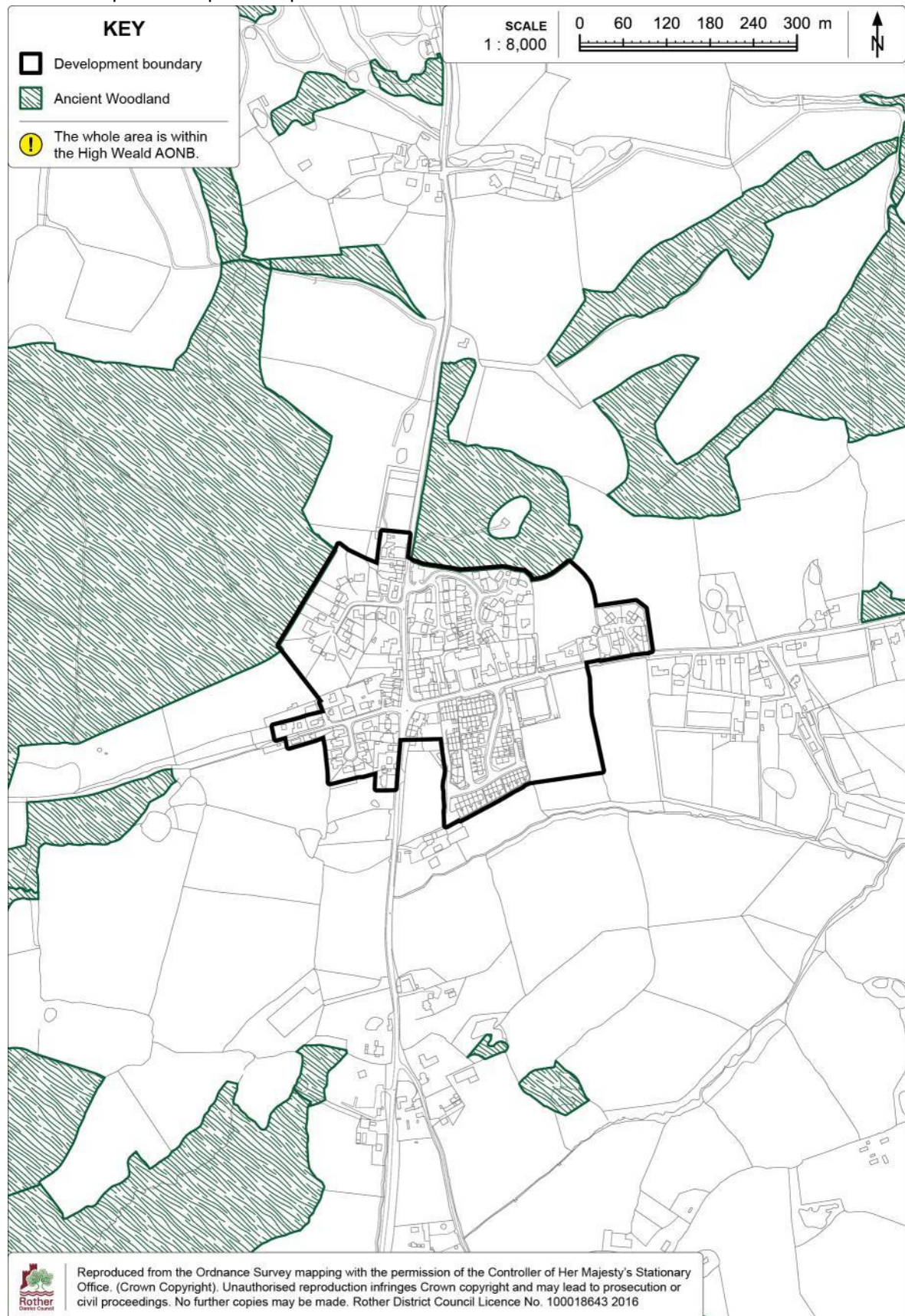
Other Villages with Development Boundaries

Policies Map Inset Map 19: Pett



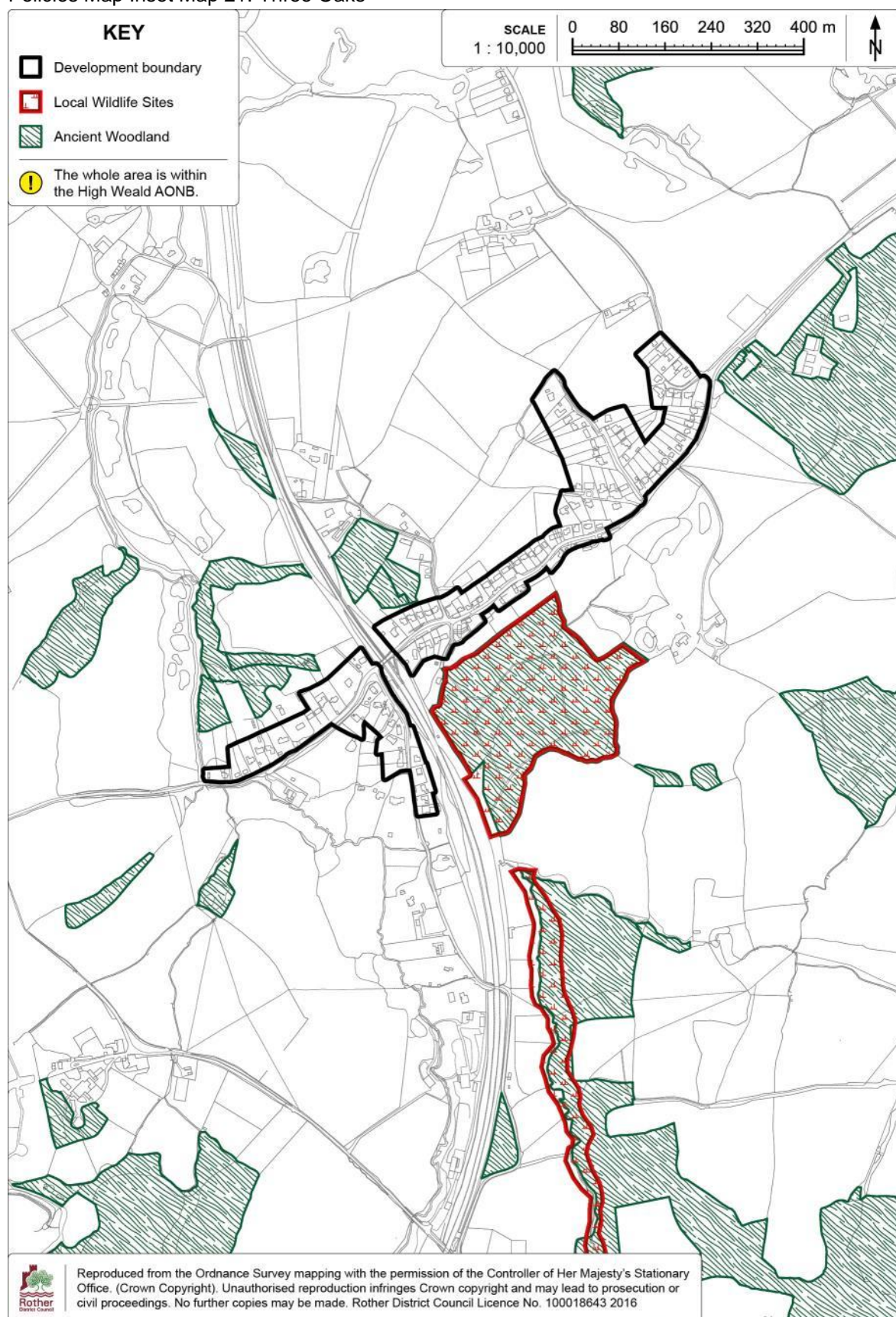
Other Villages with Development Boundaries

Policies Map Inset Map 20: Staplecross



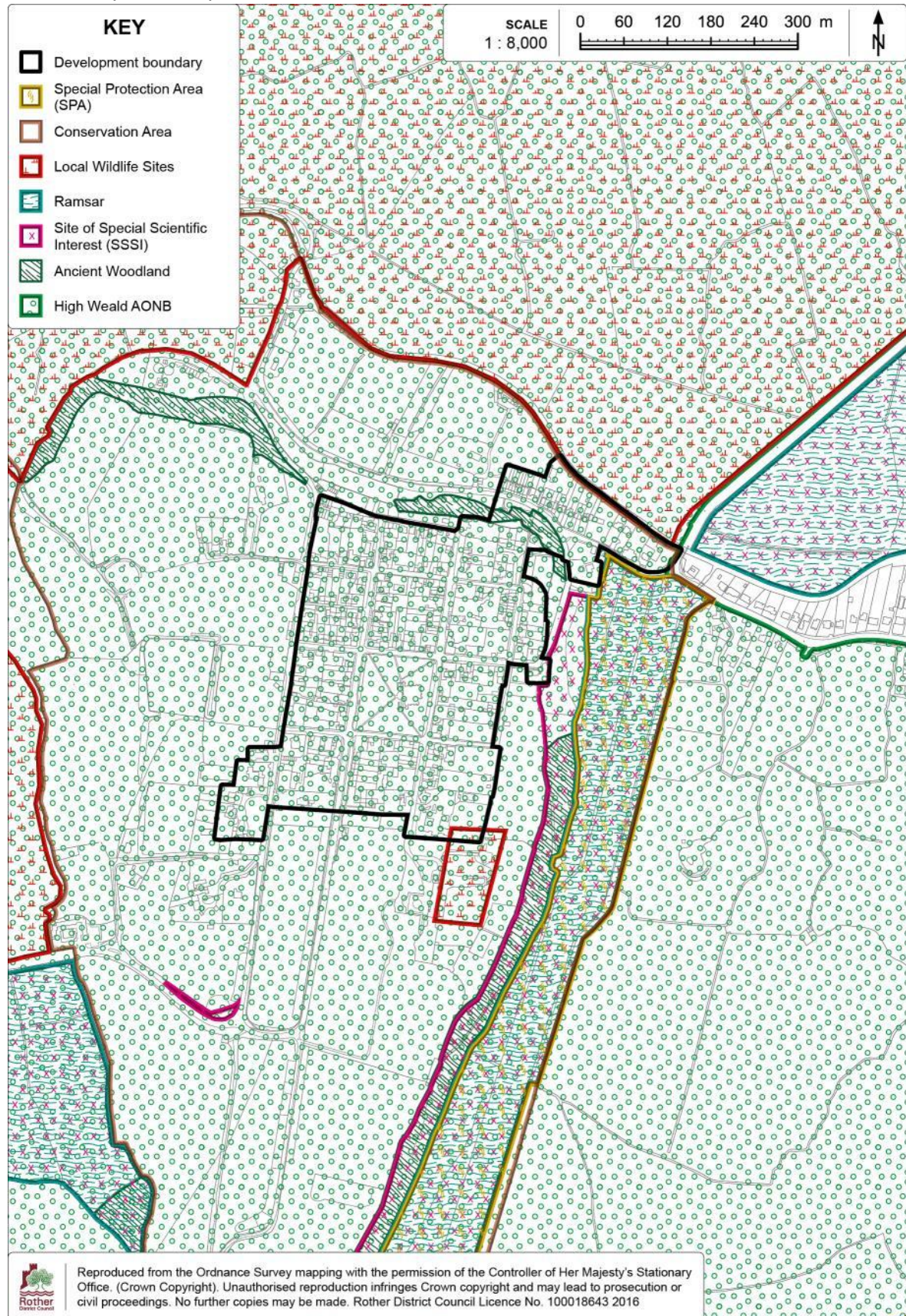
Other Villages with Development Boundaries

Policies Map Inset Map 21: Three Oaks



Other Villages with Development Boundaries

Policies Map Inset Map 22: Winchelsea



13. Other Policies

Gypsies and Travellers

Context

- 13.1 The Government's overarching aim is to ensure fair and equal treatment for Gypsies and Travellers in a way that facilitates the traditional and nomadic way of life while respecting the interests of the settled community. Its Planning Policy for Traveller Sites (PPTS) sets out the approach which Local Authorities should follow, firstly determining the level of need within the local area and then planning to meet that need.
- 13.2 The Core Strategy sets out the need for pitches over the plan period (2011-2028) through Policy LHN5 - Sites for the needs of Gypsies and Travellers, which states:
- "Provision will be made for 5 permanent pitches within Rother for Gypsies and Travellers over the period 2011-2016, and a further 6 pitches between 2016 and 2028.*
- Sites will be allocated in the Development and Site Allocations Plan, taking into account any sites granted permission in the interim.*
- Site selection will take into account the Strategy objectives, the future needs of occupiers and the likely availability of sites for its intended occupiers. Sites should meet the criteria set in Policy LHN6".*
- 13.3 Between 2011- 2016⁸³, 5 pitches⁸⁴ have been granted permanent planning permission, leaving a remaining requirement of 6 pitches up to 2028⁸⁵. Just as for "bricks and mortar" housing, the Council is required to demonstrate how it will meet the targets for the provision of sites for Gypsies and Travellers. Therefore, sites are identified in this Plan to meet the outstanding requirement over the plan period. Having regard to the site selection criteria in Core Strategy Policy LHN6, two sites are allocated below as Gypsy and Traveller pitches to meet the outstanding need of 6 pitches, as at 1 April 2018, the base date of the Plan.

Site Allocation: Land adjacent to High Views, Loose Farm Lane, Battle

- 13.4 Land adjacent to High Views, Loose Farm Lane is located on the urban edge of Battle to the west of an existing Gypsy and Traveller site which comprises of two pitches. The site forms part of disused small holding which itself is an area of poor quality despoiled land which adjoins residential dwellings in ribbon development to the north and rolling open countryside to the south.

⁸³ 01/04/2011 – 31/03/2016

⁸⁴ Two pitches at Loose Farm Lane, Battle and three pitches at Beeches Brook, Battle.

⁸⁵ There is one site within the District which has temporary planning permission – 1 pitch at Bramble Farm, Ewhurst. There is presently an undetermined planning application for 1 pitch at Coldharbour Farm, Dallington

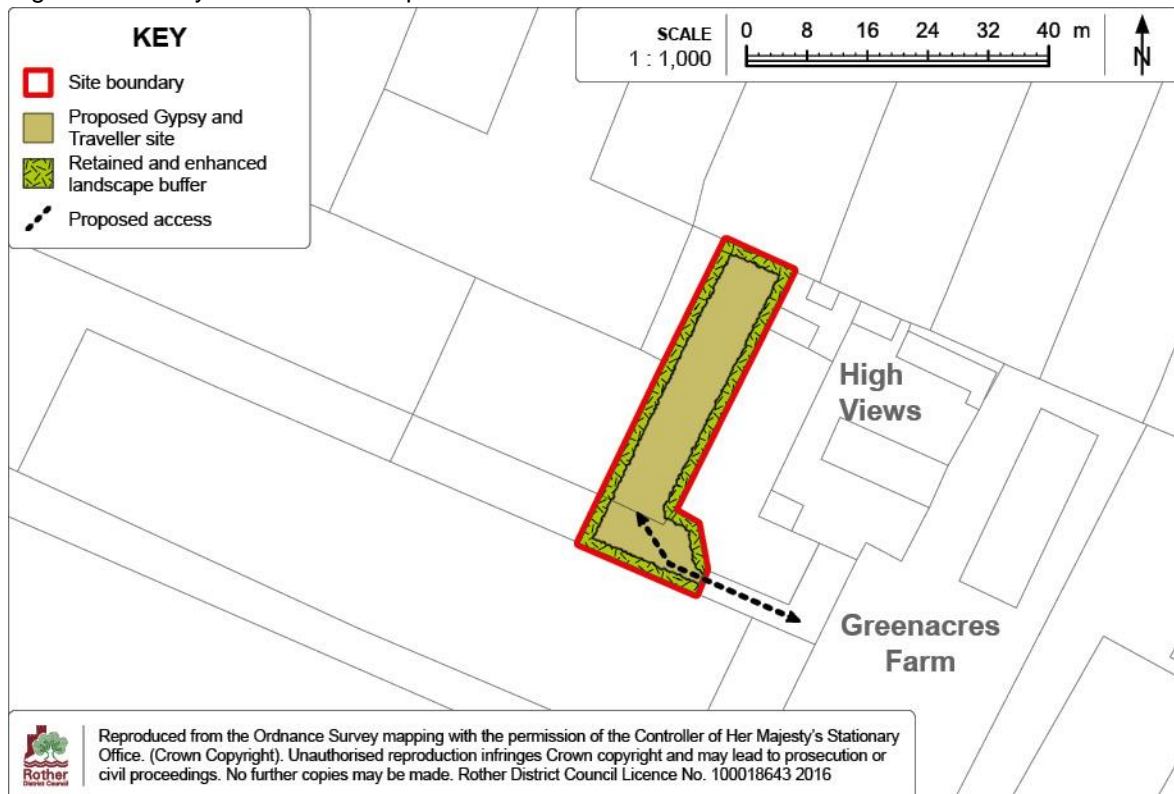
- 13.5 The site is in the ownership of a Gypsy/Traveller household and has previously been granted planning permission for a single pitch, although this was not implemented.
- 13.6 The site is accessed via a single track off Loose Farm Lane – a narrow lane which connects the small complex of buildings at Loose Farm with the A2100 (Hastings Road). This site and the adjacent two Gypsy/Traveller pitches are considered to be located on the most discrete part of the wider Loose Farm Lane small-holding and further pitches in this locality, over and above the additional pitch identified here is likely to have an adverse impact on the landscape character of the High Weald AONB. Immediately adjoining to the west are two existing pitches which a Planning Inspector accepted did not result in any material harm to the landscape character of this part of the AONB or compromise the objectives of its designation.
- 13.7 This site is similarly not prominent when viewed from the adjacent countryside to the south and appears to be well screened by existing fencing, although would benefit from some soft landscaping from further native species screening on the southern and western boundaries. Care should be taken to respect the amenity of adjoining properties on the northern boundary.
- 13.8 The provision of one pitch is considered to be acceptable in terms of access by vehicles, impact on the local environment and the amenity of residential neighbours and in terms of its proximity to services and relationship and scale with the settled community.
- 13.9 The site has a medium potential to contain prehistoric, Roman and medieval remains. An archaeological assessment would be a planning application requirement.

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

Land adjacent to High Views, Loose Farm Lane, Battle as shown on the Policies Map, is allocated for one permanent pitch for Gypsies and Travellers. Proposals will be permitted where:

- (i) the applicant has demonstrated that they meet the definition of Gypsies and Travellers in the Government's Planning Policy for Traveller Sites;
- (ii) the scheme proposes no more than one pitch; and
- (iii) the scheme is accompanied with an appropriate native planting scheme to ensure appropriate boundary screening, as indicated on the Detail Map.

Figure 63: Policy GYP1 Detail Map



Site Allocation: Land at North Bexhill (Policy BEX3)

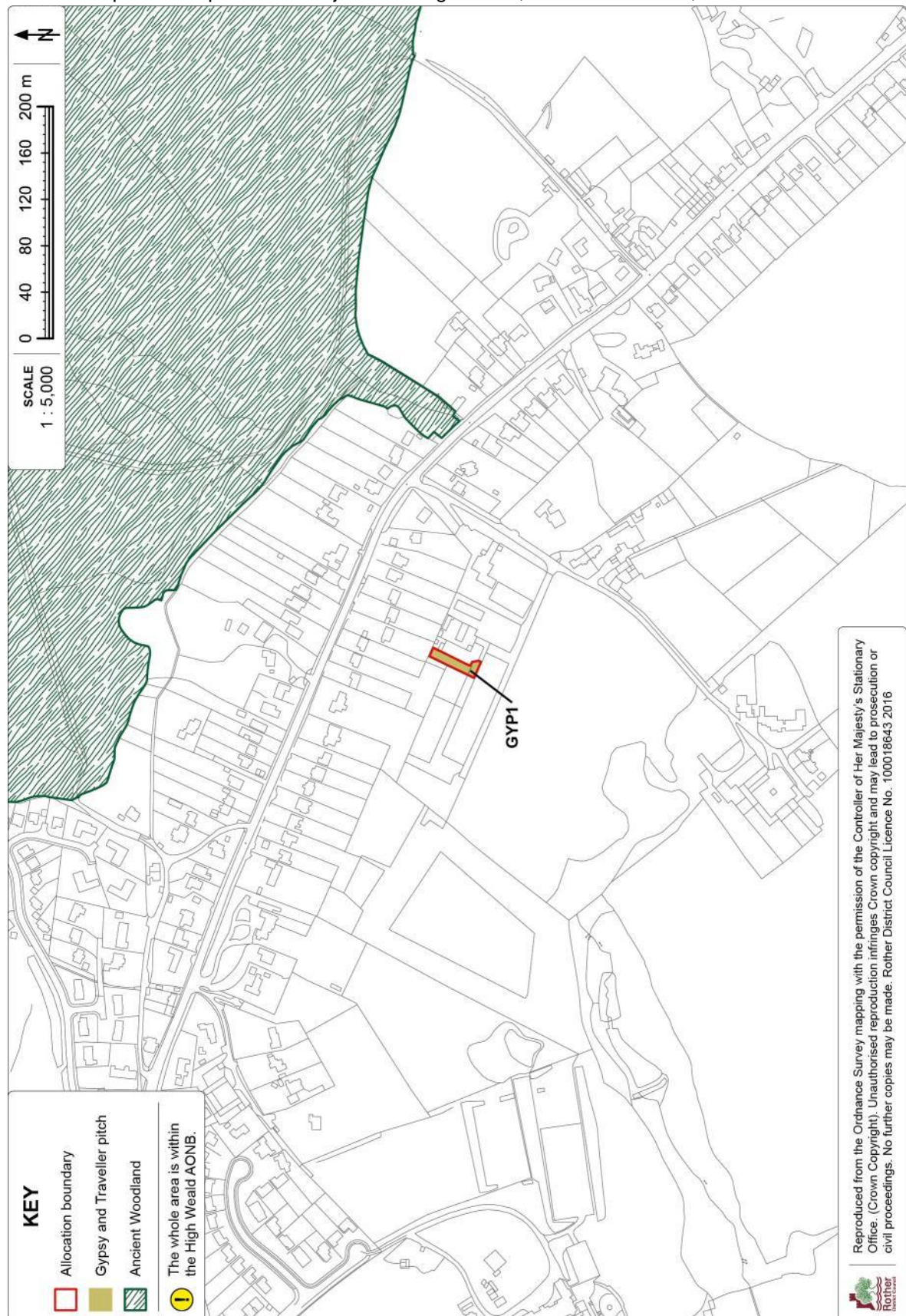
- 13.10 Provision for five further pitches is made for in the North Bexhill strategic allocation (Policy BEX3).
- 13.11 The site, for up to 5 pitches, is to be located at the end of the southern section of Watermill Lane immediately south of the North Bexhill Access Road (NBAR). With further boundary landscape planting to the west and south, this area is relatively contained in the landscape and would contribute to the outstanding district-wide need for such pitches.
- 13.12 The Policy (BEX3) and associated Inset Map and supporting Detail Map can be found in the Bexhill Chapter.

Transit⁸⁶ site provision

- 13.13 East Sussex County Council owns and manages a transit site for short-term occupation on behalf of all the authorities in East Sussex - a nine pitch transit site just outside Lewes, called Bridie's Tan. The site is one of only a few in the region, and was completely rebuilt in 2009.
- 13.14 In 2014, the Council worked in partnership with the other local authorities in East Sussex to produce a Gypsy, Traveller and Travelling Show people Accommodation Needs Assessment. The Assessment looked at the need for further Transit provision across the county, evidence showed that although the formal transit provision at Bridie's Tan appears to be in consistent use, there are regular vacancies on the site (pitches on Bridies Tan, on average, are only occupied 39% of the time).
- 13.15 The Assessment "*suggests a provisional need for an additional eight transit pitches across the study area.... However, there is a need for all authorities to undertake more robust and consistent monitoring of households stopping on the existing transit provision and on unauthorised encampments in order to be able to more accurately assess future transit requirements*".
- 13.16 As such, the Local Authorities have revised their monitoring practices of unauthorised encampments to provide consistency of recording and a central point of collection (East Sussex County Council Traveller Team), therefore being able to more accurately assess transit requirements across the County in the future. Given the high level of vacancies at Bridie's Tan it is considered that there is no immediate short-term need for a further transit site across the County. Detailed Countywide monitoring practices have been implemented and will be fed into a further review in due course.
- 13.17 It is considered that at the current time, there is no existing unmet short-term need for further transit pitches. However, the Council will continue to work with other Local Authorities across East Sussex to allocate land to meet the county-wide transit needs, particularly through collaborative working using the existing policy framework (Policy LHN6), should a need arise in the future.

⁸⁶ These are permanent sites that allow Travellers to stay for short periods (up to 12 weeks) when they are passing through an area.

Policies Map Inset Map 23: Land adjacent to High Views, Loose Farm Lane, Battle



Marley Lane

Site Allocation: Land at Felon's Field, Marley Lane

- 13.18 The site is on the southern side of Marley Lane, close to its junction with the A21 and adjacent to a highways depot. It was previously allocated in the 2006 Local Plan for employment/storage purposes. While planning permission was granted in 2014 for a highways depot, it is understood that this will not be implemented.
- 13.19 Although the site is outside any settlement and there is considerable woodland regeneration on its boundaries, the central part is hard surfaced and it provides a rare opportunity for new employment floorspace with good trunk road access. Therefore, it is still considered suitable for employment use and it is appropriate to reallocate it.
- 13.20 The developable area is just over 1 hectare and it is anticipated that some 3000 sqm of floorspace for industrial/storage purposes will be accommodated. The actual floorspace achieved will be dependent on the nature of the use.
- 13.21 The site is within the High Weald Area of Outstanding Natural Beauty (AONB) and is fringed to the south-west by designated ancient woodland. There are also thick tree belts on all boundaries, other than the north-eastern boundary, which are protected by a Tree Preservation Order (TPO) and would need to be retained and enhanced for landscape and biodiversity reasons. A single Oak in the central part of the site is also subject to a TPO. There is evidence of protected species, including dormice, using the site, and ecological surveys, together with any mitigation measures, would need to be included in development proposals.
- 13.22 The site has potential archaeological interest due to its location within an area of medieval and post-medieval activity, and archaeological survey work will need to accompany the planning application.
- 13.23 The site lies within a groundwater protection zone and an area of flood risk lies to the south. Surface water run-off will need to be appropriately managed and sustainable drainage (SuDS) included.
- 13.24 The site is not well connected for access by public transport or walking but does benefit from good access to the A21 trunk road. A Travel Plan will need to accompany the planning application to demonstrate how traffic generation will be minimised.

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

Land at Felon's Field, Marley Lane, as shown on the Policies Map, is allocated for industrial/storage use. Proposals will be permitted where:

- (i) some 3,000sqm of business floorspace is provided;
- (ii) trees subject to Tree Preservation Orders, are retained, and boundary tree belts are retained and strengthened with native species;
- (iii) a biodiversity strategy makes provision for any protected species found to be using the site, and where necessary, includes appropriate mitigation and/ or compensation for any loss of habitat;
- (iv) there is no adverse effect on ground water;
- (v) sustainable drainage (SuDS) is provided in accordance with Policy DEN5, to include measures to minimise the risk of increased flooding due to surface water run-off, and
- (vi) a travel plan is included to show how the traffic to be generated is to be minimised.

13.25 The Detail Map below provides an indicative general layout of the development site in accordance with the above policy.

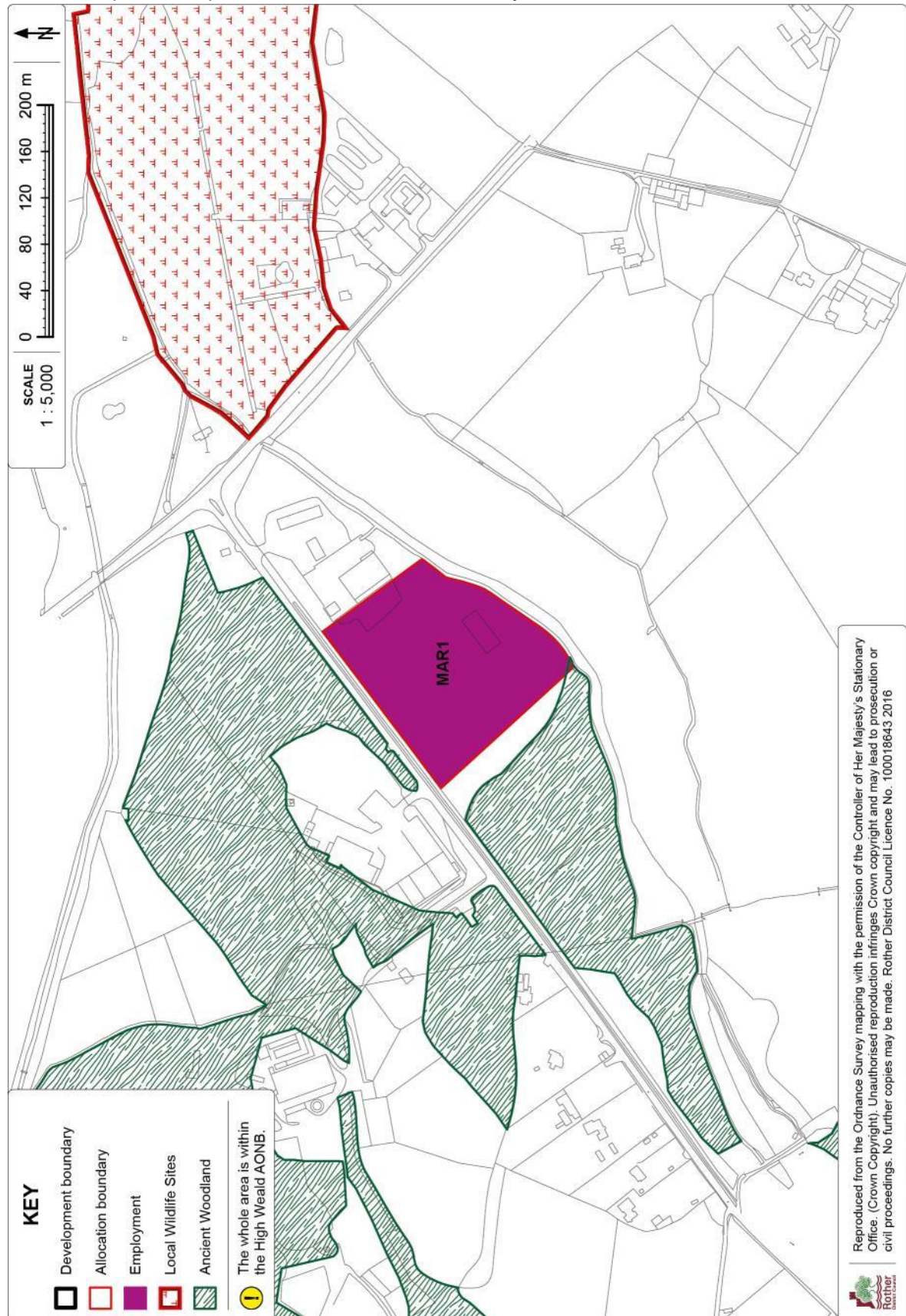
Figure 64: Policy MAR1 Detail Map



Other Policies

Marley Lane

Policies Map Inset Map 24: Land at Felon's Field, Marley Lane



14. Appendix 1

Core Strategy Policies

- 14.1 **Bexhill**
 BX1 Overall Strategy for Bexhill
 BX2 Bexhill Town Centre
 BX3 Development Strategy
- 14.2 **Hastings Fringes**
 HF1 The Hastings Fringes
- 14.3 **Rye and Rye Harbour**
 RY1 Policy Framework for Rye and Rye Harbour
- 14.4 **Battle**
 BA1 Policy Framework for Battle
- 14.5 **Rural Areas**
 RA1 Villages
 RA2 General Strategy for the Countryside
 RA3 Development in the Countryside
 RA4 Traditional Historic Farm Buildings
- 14.6 **Sustainable Resource Management**
 SRM1 Towards a Low Carbon Future
 SRM2 Water Supply and Wastewater Management
- 14.7 **Communities**
 CO1 Community Facilities and Services
 CO2 Provision and Improvement of Healthcare Facilities
 CO3 Improving Sports and Recreation Provision
 CO4 Supporting Young People
 CO5 Supporting Older People
 CO6 Community Safety
- 14.8 **Local Housing Needs**
 LHN1 Achieving Mixed and Balanced Communities
 LHN2 Affordable Housing
 LHN3 Rural Exception Sites
 LHN4 Sites for Wholly or Substantially Affordable Housing
 LHN5 Sites for the needs of Gypsies and Travellers
 LHN6 Gypsies, Travellers and Travelling Showpeople Criteria

14.9 **Economy**

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

14.10 **Environment**

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

14.11 **Transport and Accessibility**

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

14.12 **Implementation and Monitoring Framework**

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

15. Appendix 2

Superseded Local Plan 2006 policies

15.1 Development Strategy

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

15.2 Housing Developments

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

15.3 Community Facilities

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

15.4 Transport Developments

- TR1 Bexhill-Hastings link road area of search

15.5 Employment Developments

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

15.6 Bexhill

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

15.7 Battle

- BT2 Land at Blackfriars
- BT3 Land at North Trade Road

Appendix 2

Superseded Local Plan 2006 Policies

15.8 Rye and Rye Harbour

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

15.9 Villages

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

15.10 Hastings Fringes

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

16. Appendix 3

Glossary of Terms

To be added.