

## Rother District Local Plan (2006)

### POLICY DS1

In determining whether development is appropriate in a particular location, proposals should accord with the following principles:

1. priority is given to making best use of urban land, especially through the re-use of previously developed land/buildings;
2. it fosters sustainable and socially inclusive communities, including by supporting local services and helping meet local needs, such as for affordable housing;
3. it ensures a sufficient continuing supply of employment sites and premises to foster economic regeneration;
4. it ensures a good level of accessibility to a range of services and jobs by public transport, recognising that opportunities are more limited in rural areas;
5. best use is made of existing infrastructure, including transport, community facilities and mains drainage;
6. it avoids prejudicing the character and qualities of the environment, particularly the High Weald Area of Outstanding Natural Beauty and undeveloped coastline;
7. it protects sites of recognised nature conservation importance, particularly of internationally and nationally important sites, as defined on the Proposals Map;
8. it protects historic parks and gardens and Battle battlefield, as defined on the Proposals Map;
9. it respects the importance of the countryside in terms of its distinct landscape character, natural resources, woodland and agriculture;
10. it protects ancient woodland from development that would prejudice its ecological and landscape value;
11. it ensures that development is safe from flooding, including by restricting development in flood risk areas and not increasing such risk elsewhere;
12. it protects vulnerable countryside gaps between settlements, as elaborated upon by Policy DS5.
13. it ensures a sufficient continuing supply of housing land in accordance with the Structure Plan housing supply requirement and the spatial strategy of the Plan'
14. it avoids development on unstable land except where the proposal demonstrates that actual or potential instability can reasonably be overcome.

### POLICY DS2

New development and land use changes shall accord with the overall spatial strategy for the distribution of development in Rother District up to 2011, which is to:

1. encourage the most effective and efficient use of land within existing settlement development boundaries, especially previously developed land;
2. accommodate a substantial part of the need for new development in an urban extension to the north-east and north of Bexhill, planned as a new community integrated with a major business land release well related to the planned Link Road;
3. provide for some development in Battle and Rye that helps maintain their service centre roles and is consistent with environmental constraints;
4. provide for limited growth of selected villages that contain a range of services, where new development will help support and, where appropriate, improve such services, contribute to local housing needs and be compatible with the character and setting of the village;
5. allow for "internal growth" of other villages within their development boundaries (i.e., small-scale infill and redevelopment) and otherwise assist their future as sustainable communities by providing some flexibility in relation to the siting of community facilities and affordable housing; and
6. continue to generally restrict new development in the countryside, including resisting the intensification of sporadic development and existing smaller settlements, for which there is no development boundary, whilst promoting sustainable land-based industries and sensitive diversification, primarily for employment uses.

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### POLICY DS3

The existing settlement pattern will be maintained. The majority of all new development will take place within the development boundaries of existing towns and villages set out below, as defined on the Proposals Map.

Bexhill-on-Sea	Iden
Battle	Netherfield
Beckley	Normans Bay
Brede and Cackle Street	Northiam
Braod Oak	Peasmarsh
Burwash	Pett and Friars Hill
Burwash Common/Weald	Pett Level
Camber	Robertsbridge
Catsfield	Rye and Rye Harbour
Crowhurst	Sedlescombe
Etchingham	Staplecross
Fairlight Cove	Stonegate
Flimwell	Three Oaks
Four Oaks	Ticehurst
Guestling Green	Westfield
Hastings Fringes	Westfield Lane
Hurst Green	Winchelsea and Winchelsea Beach
Icklesham	

### POLICY DS4

Outside of the development boundaries of the towns and villages set out in Policy DS3 and defined on the Proposals Map, the remainder of the area is shown as countryside where existing uses shall remain for the most part unchanged during the period of this Plan. Proposals for new development therein will be required to accord with relevant Structure Plan and Local Plan policies and, unless there is specific provision in these policies for the proposed form of development to be located in the countryside, the proposals will also be required to demonstrate that a countryside location is necessary for the development.

## Rother District Local Plan (2006)

### POLICY GD1

All development should meet the following criteria:

1. it meets the needs of future occupiers, including providing appropriate amenities and the provision of appropriate means of access for disabled users;
2. it is in keeping with and does not unreasonably harm the amenities of adjoining properties;
3. it provides for adequate and safe access by all relevant modes of transport, appropriate parking provision, in accordance with Policy TR3 and does not result in unacceptable traffic or transport conditions;
4. it respects and does not detract from the character and appearance of the locality;
5. it is compatible with the conservation of the natural beauty of the High Weald Area of Outstanding Natural Beauty;
6. it respects the topography, important views to and from the site and retains site features that contribute to the character or amenities of the area;
7. it protects habitats of ecological value and incorporates, wherever practicable, features that enhance the ecological value of the site, with particular regard to wildlife refuges or corridors, or fully compensates for any necessary loss;
8. it does not prejudice the character, appearance or setting of heritage features, notably scheduled ancient monuments and sites of archaeological importance, listed buildings, conservation areas, registered historic parks and gardens, the registered battlefield at Battle, or other buildings and spaces of historic importance;
9. the infrastructure and facilities necessary to serve the development are available, or suitable provision is made as part of the development, in accordance with Policy GD2;
10. it provides adequate and appropriate means for foul and surface water drainage, with suitable alleviation and mitigation measures where necessary and does not prejudice water quality;
11. it is compatible with deterring crime, including maximising opportunities for natural surveillance of public places;
12. it promotes the efficient use of energy and water through the layout and design of buildings.
13. it properly addresses any known or suspected contamination of the site, or threat from landfill gas, through site investigations and suitable remediation;
14. where significant development of agricultural land is unavoidable, it makes use of poorer quality land (grade 3b, 4 and 5) in preference to that of higher quality except where this would be inconsistent with other sustainability considerations;
15. it takes account of flood risk and in the areas of flood risk, as shown on the Proposals Map, it is expected to minimise and manage the risk to flooding.

### POLICY HG10

Proposals for new dwellings in the countryside will be refused unless it:

1. is for the replacement of an existing dwelling on a one for one basis, subject to meeting the criteria at Policy GD1, the replacement dwelling being within the same curtilage and of a comparable size; exceptionally, a somewhat larger dwelling may be acceptable where it would be more in keeping with the character of the locality in terms of its siting, design and materials;
2. is the conversion (without the need for substantial rebuilding) of a building in accordance with Policy HG11;
3. can be demonstrated by the applicant to be essential for the running of an enterprise which must be in a countryside location and is of an appropriate size and directly related to the enterprise; or
4. is housing for local people unable to compete in the local housing market, subject to the criteria in Policy HG2 above;
5. is the conversion or sub-division of an existing larger property where it is the only effective means of reusing it and meets the criteria in Policy GD1.