

7. Overall Spatial Strategy

7.36 In all cases, the distribution of development ~~is also~~ ~~need~~ needs to be mindful of valuable environmental and heritage assets, as well as infrastructure availability. ~~A better understanding of opportunities for development has been achieved via work on the Strategic Housing Land Availability Assessment (SHLAA).~~ Potential sites to deliver the housing strategy are identified in the Strategic Housing Land Availability (SHLAA) Review 2013. These, as well as other sites, will be further assessed as part of site allocations/neighbourhood planning processes to determine whether, and if so how, they will be duly brought forward. There will be public consultation as part of these processes.

7.41 Rural communities in particular are keen to ensure that development in villages contributes to their character and sustainability of services, as well as meets local needs (such as for affordable housing, play areas, community halls, etc). Hence, development in rural areas should be set at a level which allows for limited growth, reflecting individual settlement's needs, opportunities and service provision. At the same time, the housing provisions seek to maximise the contribution that the villages can make to sustainable growth without prejudicing their individual character and amenities, as well as those of their shared, for the most part High Weald AONB, landscape setting.

Policy OSS1: Overall Spatial Development Strategy

The Strategy for the Overall Spatial Development is to:

- (i) Plan for ~~an additional 3,700 – 4,100~~ at least 5700 dwellings (net) in the district over the period 2011-2028;
- (ii) Plan for ~~some~~ at least 100,000 square metres of gross additional business floorspace;
- (iii) Identify suitable sites in accordance with the following spatial distribution:
 - (a) focus new development at Bexhill, giving particular attention to promoting economic regeneration and growth of the Hastings and Bexhill area, including through mixed use developments;
 - (b) provide for some development in Battle and Rye that helps maintain their small market town roles and is consistent with their respective environmental constraints and settings;
 - (c) facilitate the limited growth of villages that contain a range of services and which contributes to supporting vibrant, mixed rural communities, notably in relation to service provision and local housing needs, and is compatible with the character and setting of the village;
 - (d) allow for small-scale infill and redevelopment, and otherwise enable local needs for housing and community facilities to be met, in other villages; and
 - (e) give particular attention to the ecological, agricultural, public enjoyment and intrinsic value of the countryside, and continue to generally restrict new development to that for which a countryside location is necessary or appropriate to promoting sustainable land-based industries and sensitive diversification, primarily for employment uses.

Policy OSS3: Use of Development Boundaries

Development Boundaries around settlements will continue to be between areas where most forms of new development would be acceptable and where they would not.

Existing development boundaries will be reviewed by the Development and Site Allocations DPD, having regard to the:

- (i) existing pattern, form and function of settlements, including of closely 'linked' settlements and important 'gaps' of countryside between them;
- (ii) character and settings of individual towns and villages;
- (iii) sensitivity to further development both within the main built up confines and in more rural fringes;
- (iv) the amount of land needed to fulfil development needs and requirements;
- (v) availability of local infrastructure and services;
- (vi) accessibility to facilities and services, and avoiding scattered and ribbon development;
- (vii) environmental considerations, including the need to conserve designated areas of national and local landscape, archaeological, geological, ecological or historical importance;
- (viii) following physical features, unless this may suggest a potential for development that is inappropriate.

Policy OSS4: Location of development

In assessing the suitability of a particular location for development, when both allocating land for development and determining planning applications, sites and/or proposals should accord with the relevant policies of this Core Strategy and in the context of:

- (i) the spatial strategy for the particular settlement or area, and its distinct character;
- (ii) the capacity of existing infrastructure and services, and of any planned or necessary improvements to them;
- (iii) the local need for affordable housing;
- (iv) needs and priorities identified in approved Local Action Plans;
- (v) the low carbon and renewable energy potentials of the site;
- (vi) the character and qualities of the landscape;
- (vii) making effective use of land within the main built-up confines of towns and villages, especially previously developed land, consistent with maintaining their character;
- (viii) any constraints relating to land stability, contamination, air quality, agricultural land quality and coastal erosion, and the ability to satisfactorily address these;
- (ix) the deliverability of development, including consideration of land ownership patterns and the viability of development;
- (x) the need for and access to employment opportunities.

Policy OSS5: General Development Considerations

In addition to considerations set out by other policies, all development should meet the following criteria:

- (i) it meets the needs of future occupiers, including providing appropriate amenities and the provision of appropriate means of access for disabled users;
- (ii) it does not unreasonably harm the amenities of adjoining properties;
- (iii) it respects and does not detract from the character and appearance of the locality;
- (iv) it is compatible with both the existing and planned use of adjacent land, and takes full account of previous use of the site;
- (v) in respect of residential development, is of a density appropriate to its context, having due regard to the key design principles.

12. Rural Areas

12.12 The Rural Settlements Study (RSS) contains more detailed investigations of the role, function and needs of some fifty rural villages across the district. As part of this exercise, the RSS also defined key 'service centres', as set out in figure 9.

Figure 9: Rural Function of Settlements

| | |
|------------------------|--|
| Rural Service Centres | Robertsbridge Ticehurst |
| Local Service Villages | Burwash Hurst Green Sedlescombe Northiam Westfield Peasmarsh Catsfield |

Source: Rural Settlements Study

Policy RA1: Villages

The needs of the rural villages will be addressed by:

- (i) Protection of the locally distinctive character of villages, historic buildings and settings, with the design of any new development being expected to include appropriate high quality response to local context and landscape;
- (ii) Encouragement of high quality sustainable economic growth by the identification of sites for local job opportunities, particularly focussing on the villages listed in Figure 10. This may be achieved by sensitive expansion of existing employment sites, or new sites, particularly for small workshops and office units. Opportunities for business development, including home-working, will also be sought alongside new housing as part of mixed-use allocations where appropriate;
- (iii) Ensuring thriving and viable rural communities, by retention of, and support for, local shops and public houses in villages;
- (iv) Support for community, recreational and educational facilities that provide social and community benefits to villages (including village/community halls and recreation areas). This may include provision of improvements to existing village halls or new halls, as well as support for further community resource centres / hubs, where appropriate;
- (v) In order to meet housing needs and ensure the continued vitality of villages, the provision ~~950-1,000~~ 1,670 additional dwellings (comprising ~~both~~ existing commitments, ~~and~~ new allocations and windfalls) in villages over the Plan period 2011 to 2028. This will be located in accordance with Figure 12, subject to refinement in the light of further investigation via the Development and Site Allocations DPD and/or Neighbourhood Plans;
- (vi) Improved access to basic day-to-day services, particularly by public transport, walking and cycling. In order to facilitate this, new development will be sited in close proximity to key facilities and in locations accessible via a range of transport options.

Rother District Local Plan (2011-2028)

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| Settlement/Area | All Completions 2006-2011 (01/04/2006 to 01/04/2011) | Commitments 2011 to 2028 (Allocations and Permissions) | Proposed New Allocations Core Strategy | | Total New Housing 2011- 2028 Requirement is 950-1,000 | |
|---|---|---|--|------------------------------------|--|--------------|
| | | | Low | High | Low | High |
| Robertsbridge | 14 | 59 | 50 | 60 | 109 | 119 |
| Ticehurst | 79 | 10 | 35 | 55 | 45 | 65 |
| Peasmarsch | 3 | 6 | 20 | 40 | 26 | 46 |
| Hurst Green | 28 | 1 | 20 | 40 | 21 | 41 |
| Broad Oak | 10 | 12 | 10 | 40 | 22 | 52 |
| Northiam | 29 | 65 | 15 | 35 | 80 | 100 |
| Netherfield | 1 | 7 | 15 | 35 | 22 | 42 |
| Catsfield | 4 | 7 | 0 | 30 | 7 | 37 |
| Sedlescombe | 11 | 33 | 8 | 25 | 41 | 58 |
| Camber | 143 | 76 | 0 | 20 | 76 | 96 |
| Westfield | 15 | 75 | 0 | 20 | 75 | 95 |
| Fairlight Cove | 8 | 26 | 0 | 20 | 26 | 46 |
| Etchingham | 3 | 18 | 0 | 15 | 18 | 33 |
| Burwash | 29 | 16 | 0 | 15 | 16 | 31 |
| Crowhurst | 5 | 5 | 0 | 15 | 5 | 20 |
| Iden | 3 | 5 | 0 | 15 | 5 | 20 |
| Staplecross | 4 | 4 | 0 | 15 | 4 | 19 |
| Beckley / Four Oaks | 11 | 16 | 10 | 10 | 26 | 26 |
| Flimwell | 1 | 25 | | | 25 | 25 |
| Udimore | 0 | 8 | | | 8 | 8 |
| Three Oaks | 3 | 6 | | | 6 | 6 |
| Winchelsea Beach | 4 | 6 | | | 6 | 6 |
| Burwash Common | 2 | 5 | | | 5 | 5 |
| Pett | 12 | 4 | | | 4 | 4 |
| Stonegate | 1 | 4 | | | 4 | 4 |
| Ashburnham | 3 | 3 | | | 3 | 3 |
| Dallington | 0 | 3 | | | 3 | 3 |
| Icklesham | 2 | 3 | | | 3 | 3 |
| Bodiam | 3 | 2 | | | 2 | 2 |
| Brede | 3 | 2 | | | 2 | 2 |
| Guestling Green | 6 | 2 | | | 2 | 2 |
| Pett Level | 2 | 2 | | | 2 | 2 |
| Woods Corner | 2 | 2 | | | 2 | 2 |
| Batchelors Bump | 0 | 1 | | | 1 | 1 |
| Brightling | 1 | 1 | | | 1 | 1 |
| Cackle Street | 9 | 1 | | | 1 | 1 |
| Ewhurst | 0 | 1 | | | 1 | 1 |
| Mountfield | 0 | 1 | | | 1 | 1 |
| Normans Bay | 1 | 1 | | | 1 | 1 |
| Burwash Weald | 2 | 0 | | | 0 | 0 |
| Fairlight | 0 | 0 | | | 0 | 0 |
| Friars Hill | 0 | 0 | | | 0 | 0 |
| Johns Cross | 0 | 0 | | | 0 | 0 |
| Westfield Lane | 0 | 0 | | | 0 | 0 |
| Winchelsea | 0 | 0 | | | 0 | 0 |
| Small Site Windfall Allowance in Years 10-15 (2023-2028) | | | | | 118 | |
| TOTAL | 457 | 524 | 183 | 505 | 825 | 1,147 |
| Total Completions and Commitments = 981 | | Mid range = 344 (approx 308-358 required) | | Mid range identified is 986 | | |
| Note: Figures don't include three exception sites at advanced stages (Brede - 12, Pett - 10 and Ewhurst - 8). | | | | | | |

Note: Villages in bold text denote a development boundary.

Rother District Local Plan (2011-2028)

[Insert]

| Settlement/Area See Footnote 1 | All Net Completions in Plan Period (01/04/2011 to 31/03/2013) | Current Commitments See Footnote 2 | Allocations (Remaining from 2006 Local Plan) See Footnote 3 | Potential New Sites See Footnotes 4 & 9 | Total New Housing 2011 - 2028 See Footnote 5 |
|--|--|---------------------------------------|--|--|---|
| Robertsbridge | 2 | 6 | 47 (+1) | 100 | 155 |
| Ticehurst | -10 | 6 | 0 | 87 | 83 |
| Hurst Green | 0 | 6 | 0 | 75 | 81 |
| Northiam | 9 | 61 | 0 | 72 | 142 |
| Broad Oak | 2 | 19 | 0 | 50 | 71 |
| Peasmarsh | 5 | 4 | 0 | 50 | 59 |
| Netherfield | 7 | 0 | 0 | 48 | 55 |
| Catsfield | 7 | 10 | 0 | 47 | 64 |
| Westfield | 24 | 51 | 0 | 40 | 115 |
| Burwash | -7 | 22 | 0 | 35 | 50 |
| Sedlescombe | 12 | 29 | 0 | 35 | 76 |
| Etchingham | 1 | 22 | 0 | 30 | 53 |
| Staplecross | 2 | 10 | 0 | 25 | 37 |
| Camber | 47 | 32 | 0 | 20 | 99 |
| Fairlight Cove | 2 | 5 | 17 | 20 | 44 |
| Beckley / Four Oaks | 2 | 18 | 0 | 20 | 40 |
| Crowhurst | 1 | 1 | 0 | 20 | 22 |
| Flimwell | 0 | 1 | 26 (+2) | 17 | 44 |
| Iden | 2 | 4 | 0 | 12 | 18 |
| Three Oaks | 0 | 8 | 0 | 0 | 8 |
| Winchelsea Beach | 0 | 8 | 0 | 0 | 8 |
| Udimore | 0 | 7 | 0 | 0 | 7 |
| Pett Level | 1 | 4 | 0 | 0 | 5 |
| Pett | 3 | 1 | 0 | 0 | 4 |
| Icklesham | 1 | 3 | 0 | 0 | 4 |
| Brede | 2 | 1 | 0 | 0 | 3 |
| Stonegate | 0 | 2 | 0 | 0 | 2 |
| Woods Corner | 0 | 2 | 0 | 0 | 2 |
| Cackle Street | 0 | 2 | 0 | 0 | 2 |
| Mountfield | 0 | 2 | 0 | 0 | 2 |
| Fairlight | 0 | 2 | 0 | 0 | 2 |
| Whatlington | 0 | 2 | 0 | 0 | 2 |
| Ashbumham | 0 | 1 | 0 | 0 | 1 |
| Dallington | 1 | 0 | 0 | 0 | 1 |
| Bodiam | 0 | 1 | 0 | 0 | 1 |
| Guestling Green | 0 | 1 | 0 | 0 | 1 |
| Brightling | 0 | 1 | 0 | 0 | 1 |
| Ewhurst | 0 | 1 | 0 | 0 | 1 |
| Burwash Common | 0 | 0 | 0 | 0 | 0 |
| Normans Bay | 0 | 0 | 0 | 0 | 0 |
| Burwash Weald | 0 | 0 | 0 | 0 | 0 |
| Friars Hill | 0 | 0 | 0 | 0 | 0 |
| Johns Cross | 0 | 0 | 0 | 0 | 0 |
| Winchelsea | 0 | 0 | 0 | 0 | 0 |
| Rural Exception Sites Allowance | | | | | 65 |
| Small Site Windfall Allowance in Years 5-15 (2018-2028) | | | | | 242 |
| TOTAL | 116 | 356 | 90 | 803 | 1,672 |

1. Bold Font indicates village had a defined development boundary in the 2006 Local Plan.
2. Includes permissions and applications delegated to approve subject to S106. Full Details of all commitments contained in Part 2 of the SHLAA (page 112)
3. Subject to review and re-assessment as part of SHLAA process. Numbers in brackets indicate any revisions as part of re-assessment. See SHLAA Part 2 for details.
4. Estimated from suitable and developable (green and amber) SHLAA sites. Core Strategy policy expectation that new allocations are within or immediately abutting a village development boundary. See SHLAA Part 2 for details.
5. Individual village number may be higher as a result of additional windfalls and rural exception sites.
6. Rural Exception sites (which by definition are both locally driven by the community, and on sites that would not normally be suitable for housing) are considered separately and in response to a locally specific need. The overall rural area target is derived from the Council's Housing Strategy.
9. Including 50 from 'Broad Location' at Peasmarsh. See SHLAA Part 2 for details.

[Insert]

Potential new sites' in Figure 12 refers to sites expected to be formally allocated via the Development and Site Allocations DPD or Neighbourhood Plans. These will normally comprise development sites accommodating 6 or more dwellings.

Previously unidentified large sites (6 dwellings and over) in a village gaining planning permission before adoption of the relevant DPD/Plan may be deducted from the total 'Potential new sites' that an individual village is expected to achieve, depending on the stage reached and the suitability of other potential sites.

Developments of less than 6 dwellings, on currently unidentified sites, will count towards the overall rural housing numbers total as 'small-site windfalls'; an estimated allowance for them has been included for years 5-15. Therefore, to avoid double counting, they are in addition to the 'Potential new sites' for individual villages.

Affordable housing 'Exception sites' are typically between 6 and 14 dwellings. In common with small site windfalls, they are dealt with in a separate row on Figure 12. Hence, they cannot be deducted from the 'potential new sites' totals for villages, since to do would entail double counting. The estimated number of 65 dwellings on 'Exception sites' across the rural areas for the plan period is based upon figures derived from the Council's Housing Strategy.

Policy RA3: Development in the Countryside

Proposals for development in the countryside will be determined on the basis of:

- (i) supporting new agricultural buildings and other non-domestic buildings demonstrably needed to support farming, woodland and other land-based industries that are of appropriate size, siting and design and materials and directly related to the enterprise;
- (ii) supporting suitable employment and tourism opportunities in the countryside, including by the conversion, for employment use, of farm buildings generally in keeping with the rural character, and by the sensitive, normally small-scale growth of existing business sites and premises;²⁷
- (iii) allowing the creation of new dwellings in extremely limited circumstances, including:
 - (a) agricultural dwellings in accordance with PPS7 Annex A;
 - (b) the conversion of traditional historic farm buildings in accordance with Policy RA4;
 - (c) the one-to-one replacement of an existing dwelling of similar landscape impact; or
 - (d) as a 'rural exception site' to meet an identified local affordable housing need as elaborated upon in Chapter 15 – Local Housing Needs;
- (iv) ensuring that extensions to existing buildings and their residential curtilages, and other ancillary development such as outbuildings, fences, enclosures, lighting and signage, would maintain and not compromise the character of the countryside and landscape;
- (v) ensuring that all development in the countryside is of an appropriate scale, will not adversely impact on the on the landscape character or natural resources of the countryside and, wherever practicable, support sensitive land management.

17. Environment

Policy EN1: Landscape Stewardship

Management of the high quality historic, built and natural landscape character is to be achieved by ensuring the protection, and wherever possible enhancement, of the district's nationally designated and locally distinctive landscapes and landscape features; including

- (i) The distinctive identified landscape character, ecological features and settlement pattern of the High Weald Area of Outstanding Natural Beauty;
- (ii) The distinctive low-lying levels to the east of the district with particular regard to the landscape setting of Rye and Winchelsea;
- (iii) Nationally designated historic sites including listed Parks and Gardens, Scheduled Ancient Monuments and the Registered Historic Battlefield at Battle;
- (iv) The undeveloped coast;
- (v) Open landscape between clearly defined settlements, including the visual character of settlements, settlement edges and their rural fringes;
- (vi) Ancient woodlands;
- (vii) Tranquil and remote areas, including the dark night sky;
- (viii) Other key landscape features across the district, including native hedgerows, copses, field patterns, ancient routeways, ditches and barrows, and ponds and water courses