

Amendments to the S&RNP as consequence of the Independent Examiner's Report

Key of reasons for changes:

1. In response to the Examiner's recommendation
2. Consequential
3. To provide clarity
4. Minor updating amendment
5. Factual correction
6. To explain the background of the removal of housing numbers from the policy, as recommended by the Examiner.

All page numbers are for the Amended Neighbourhood Plan.

<u>Document Changes:</u>		<u>Reason:</u>
Cover	Title amended to: 'Amended as consequence of the Independent Examiner's Report'	1
Cover	Date changed to March 2018	2
p2	Any consequential changes to page numbers	2
p2	Deleted: 'Annex 2: Site Assessment' from table of contents	2
p2	Deleted: 'There are 2 annex documents which should be read in conjunction with the Plan.' from table of contents	2
p3	Removed from Foreword: 'Following a very successful consultation on the Reg.14 Plan, the Steering Group have reviewed all the feedback received and have revised and updated the Plan in this current form for submission to Rother District Council and then to an Independent Examiner. Then we trust we shall be able to submit the Community's plan to a referendum for approval in 2017'.	5
p3	Amended date from: 'December 2016' to 'March 2018'	4
p4	'Over' replaced by 'nearly' in second paragraph after 'The Neighbourhood Plan extends to'	2
p10	In line 2, paragraph 1.3.4, added: ', which was revised through the examination process,'	5

<u>Policy Changes:</u>		
<u>Economy:</u>		
p24	In Policy EC1, line 2, removed: 'provided that it enhances the village's shopping offer and is accessible, to support its role as a Rural Service Centre' after 'will be supported'.	1
p24	In Policy EC1, line 2, added: full stop after 'supported'	2
p24	In Policy EC1, line 3, added: 'Small scale' before 'additional provision'	1
p24	In Policy EC1, line 5, added: 'in the Conservation Area' after 'lighting'	1
p24	In Policy EC1, line 6, added 'all' after 'restore'	1
p25	In Policy EC3, line 1, added: '(as shown on Map 8)' after 'employment sites'	1
p25	Policy EC3, criterion 1, added: 'and' after 'viable;'	1
p25	Policy EC3, criterion 2, removed: '(or as identified by the market)' and 'or community'	1
p25	Policy EC3, criterion 3, reworded to: 'the alternative proposal would make effective use of the site for employment alongside other enabling uses or, if not viable, provide other community uses for which a need has been identified'	1

pp26 27	In Policy EC4, list of community assets from policy to supporting text (paragraph 3.1.4)	1
p27	In line 6 of paragraph 3.1.4: added 'by the Parish Council' after 'it is proposed'	5
p27	In line 6 of paragraph 3.1.4: replaced 'Subject to application agreement with' with 'sites/buildings' to be put forward to'	3
p27	In line 6 of paragraph 3.1.4: replaced 'the proposed list' with 'for designation as assets of community value'	3
p27	Added new sentence 'Subject to Policy EC4, protection for these sites/buildings only applies when the application for registration has been successful.'	3
p27	Policy EC5, criterion 1, added: 'any new building(s)'	1
p27	Policy EC5, criterion 1, added: 'and' to end of sentence	1
p27	Policy EC5: removed criterion 2 and 3	1
p27	Policy EC5: changed criterion 4 to 2	2
p27	Policy EC5, criterion (new) 2, added: 'and its settlements'	1
p28	In Policy EC5, added sentence, to supporting text: 'Policy EC5 will need to be read alongside the policy for Holiday Sites contained in the RDC DaSA Local Plan'	1
p28	In paragraph 3.1.6, replaced 'should' with 'will need to'	4
p28	Policy EC6 title changed to: 'The reuse, conversion and extension of rural buildings'	3
p28	In Policy EC6, line 1, added: ', extension' after 're-use'	1
p28	In Policy EC6, B, removed: 'provided that it is not a historic building'	1
p28	In Policy EC6: criterion 1, 3, and 4 removed	1
p28	In Policy EC6, original criterion 2 changed to criterion 1	2
p28	In Policy EC6, new criterion 2 created: 'it has an acceptable impact upon the rural High Weald AONB landscape'	1
p29	In Policy EC7, criterion 1 replaced with: 'it is in keeping with the character of the area and the amenities of neighbouring properties and minimises visual impact through sensitive siting and design'	1
p29	In Policy EC7, criterion 3, added: 'severe' before 'traffic'	1
p29	In Policy EC7, final paragraph: 'The Core Strategy identifies a need for 10,000sq.m of employment floorspace over the plan period in rural areas. The Plan encourages employment and seeks to work with RDC to identify suitable employment /business space' moved to supporting text (Paragraph 3.1.8)	1
p29	Created new paragraph, 3.1.11: 'The Plan in Policy HO2 allocates at least 1200sq.m of employment floorspace (including Class A3 uses) to the Mill Site'	1

Education:

p30	In Policy ED1, first sentence, replaced: 'school' with 'education'	1
p30	In Policy ED1, replaced second sentence with: 'Development contributions (CIL, Section 106 payments or any other mechanism) may be used to help fund appropriate modifications and/ or extensions to education facilities if required'	1
p30	Paragraph 3.2.1, line 1, removed: 'All education sites are either full or near capacity and any significant development will put further pressure on allocation child places'	3
p30	Paragraph 3.2.1, line 2, replaced: 'schools can' with 'there is sufficient education capacity'	3

Environment:

p31	In Policy EN1, removed: 'New development will include or contribute to the provision of recreational open space in line with the standards set out by Rother	1
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	District Council'	
p31	In Policy EN2, removed: 'guidelines because of their particular significance and/or benefit to the community either as community amenities or because of their significant contribution to the rural appearance of the village within the High Weald AONB, in order to protect these sites.'	1
p31	In Policy EN2, line 3, replaced: 'be resisted' with 'not be allowed'	1
p31	In Policy EN2, title: 'Designation' changed to 'Designations'	4
p32	In Policy EN3, line 2, replaced: 'gaps between settlements and as a minimum, is' with 'important gaps between settlements and which are'	1
p32	In Policy EN3, criterion 2, removed: 'and wood fuel systems' after 'local materials'	1
p32	In Policy EN3, amended reference to HO Policies as consequence of HO Policies being deleted	2
p32	In Policy EN3, Line 6, replaced: ';' with ':'	4
p33	Policy EN4 title changed to: 'Conservation of Landscape and Natural Resources'	1
p33	In paragraph 3.3.4, added: 'The above policy should be read in conjunction with RDC CS Policies EN1 and EN5.'	4
p34	Policy EN5: Renewable Energy and Energy Efficiency, and supporting text - Deleted	1
p34	Paragraph numbering changed as consequence of EN5 being deleted	2
p34	Policy EN6 becomes EN5	2
p34	In Policy (new) EN5, line 1, replaced: 'any monuments that may be scheduled or conservation areas that may be created' with 'scheduled ancient monuments or conservation areas'	1
p34	Policy EN7 becomes EN6	2
p34	In Policy (new) EN6, title changed to: 'Listed Buildings and Scheduled Ancient Monuments'	1
p34	In Policy (new) EN6, title, removed: 'Scheduled'	4
p34	In Policy (new) EN6, line 1, replaced: 'or the buildings or structures of character' with 'and Ancient Monuments'	1
p34	In Policy (new) EN6, Line 1: added 'Scheduled' before Ancient Monument	2
p34	In Policy (new) EN6, Line 1: changed 'Monuments' to 'Monument'	4
p35	Policy EN8 becomes EN7	2
p35	Policy (new) EN7 title changed to: 'Locally important historic buildings and other structures'	1
p35	In Policy (new) EN7, line 1, removed: 'Locally listed'	1
p35	In Policy (new) EN7, line 1, replaced: 'and' with 'as non-designated heritage assets together with' after 'RDC'	1
p35	In Policy (new) EN7, line 1, added: comma after 'buildings'	4
p35	In Policy (new) EN7, line 3, replaced: 'locally listed' with 'such'	1
p35	In Policy (new) EN7, line 4, added: 'The Robertsbridge and Northbridge Street Conservation Area Appraisal and'	1
p35	In Policy (new) EN7, line 4: 'The' replaced with 'the'	4
p35	In Policy (new) EN7, line 4, replaced: 'Assessment' with 'Appraisal'	1
p35	Policy EN9 becomes EN8	2
p35	In Policy (new) EN8, title, replaced: 'Local listing' with 'Locally important'	3
p35	In Policy (new) EN8, title, replaced: 'area' with 'Area'	4
p35	In Policy (new) EN8, paragraph 1 reworded to: 'Planning permission will not be granted where development would result in an unacceptable loss, or damage to, existing trees or woodlands or hedgerows during or as a result of development unless the benefits of the proposed development outweigh the amenity value of the trees or hedgerows in question. Wherever possible development proposals must be	1

	designed to retain trees or hedgerows of good arboricultural and/ or amenity including those specifically identified in Schedule 4.'	
p35	In Policy (new) EN8, line 6, replaced: 'Assessment' with 'Appraisal'	1

Housing:		
p36	In Policy HO1, line 2, removed: 'Housing'	1
p36	In Policy HO1, added: 'Infill development will be considered acceptable within the built-up area subject to the other policies in the development plan'	1
p36	In paragraph 3.4.1, added: 'The definition of the development boundary has particular significance in relation to the location of housing, but is also relevant to the location of other new development.'	3
p36	In line 1 of 3.4.2, replaced: 'allocated by' with 'identified in the'	4
p37	In line 3 of 3.4.3, replaced: 'Local Plan Policy HO3' with 'this Plan, the RDC CS'	2
p37	Policy HO2: Housing Requirement – Deleted	1
p37	Policy HO2 text, moved to supporting text of HO1 (new paragraphs: 3.4.1, 3.4.2, and 3.4.3) paragraph numbering changed throughout rest of section as consequence.	2
p37	In paragraph 3.4.4, added: 'We are also supportive of RDC CS Policy LHN2 and guidance.'	3
p37	Policy HO3 becomes HO2	2
p37	Policy HO3 text replaced with: 'The Neighbourhood Plan allocates the following sites for development as shown on Map 4 subject to compliance with other relevant policies in the development plan Mill Site – for a mixed-use development including residential development and at least 1200 sq. m. of employment space, including the conversion of the Mill Building and the conversion and refurbishment of the listed buildings on the site subject to the prior provision and retention of an alternative access from the site to the A21 that will provide a vehicular access in times of flooding, as an alternative route to the access from Northbridge Street which lies within flood zone 3 Heathfield Gardens – for residential development Vicarage Land- for residential development Grove Farm – for residential development including the refurbishment and conversion of existing redundant agricultural buildings'.	1
p38	In paragraph 3.4.5, removed: 'ANNEX 2 includes the site assessment information.'	2
p38	In paragraph 3.4.5, added: 'Any new development needs to comply with the ESCC parking calculator and the ESCC <i>'Guidance for parking at new residential development'</i> .	3
p38	Added new paragraph: 3.4.6	6
p38	Paragraph numbers in Housing change as consequence of 3.4.6 being added	2
p38	Policy HO4 becomes HO3	2
p38	In Policy (new) HO3, removed: 'inappropriate'	1
p38	In Policy (new) HO3, replaced: 'Assessment' with 'Appraisal'	1
p39	Policy HO5 becomes HO4	2
p39	In Policy (new) HO4, line 1, removed: 'Salehurst and'	1
p39	In Policy (new) HO4, line 1, added: 'and normally'	1
p39	In Policy (new) HO4, line 2, added: 'a high proportion of one,'	1
p39	In Policy (new) HO4, line 3, added: ',where practicable,'	1
p39	Policy HO6: Lower cost, shared or social (affordable) housing and supporting text – Deleted	1

p39	Policy HO7 becomes HO5	2
p39	In Policy (new) HO5, line 4, added: '(only in respect of non-residential development)'	1
p39	In Policy (new) HO5, line 6, replaced: 'Assessment' with 'Appraisal'	1
p39	Policy HO8: Sustainability moved to Infrastructure (IN7)	1
p40	HO9 becomes HO6	2

Infrastructure:		
p41	Policy IN1: Parking Provision and supporting text – Deleted	1
p41	Paragraph numbering changed as consequence of IN1 being deleted	2
p41	Policy IN2 becomes IN1	2
p41	In Policy (new) IN1, line 1, added: 'generally'	1
p41	In paragraph 3.5.1, added: 'where practicable'	3
p41	Policy IN3 becomes IN2	2
p42	Policy IN4 becomes IN3	2
p42	In Policy (new) IN3, line 1, added: 'where appropriate'	1
p42	Policy IN5 becomes IN4	2
p43	Policy IN6 becomes IN5	2
p43	Policy (new) IN5 wording replaced with: 'Applications for new residential development must demonstrate how the development will provide through the installation of the necessary infrastructure and ducting the ability for occupiers to be able to connect to superfast broadband.'	1
p43	Policy IN7 becomes IN6	2
p43	Policy (new) IN6 titled changed to: 'Developer Contributions'	3
p43	In Policy (new) IN6, removed: 'Development should be phased in tandem with timely provision of infrastructure to help support sustainable growth.'	1
p43	In conformity list of references for Policy (new) IN6, changed: 'RDC: Policy CO1' to 'RDC: Policies CO1 and IM2'	2
p44	Policy IN8: Reducing Flood Risk and supporting text – Deleted	1
p44	New Policy IN7 created (moved from Housing HO8)	3

Leisure		
p45	In Policy LE2, criterion 1, added 'and'	1
p45	In Policy LE2, criterion 2, replaced: 'and' with 'or'	1
p45	Policy LE3 title changed to 'New leisure or community facilities'	3

List of Policies Changes:		
p47	Policy list updated to reflect consequential changes by examiner	2

Schedule Changes		
p59	GS16 – Bishops Lane fields - removed	1
p59	GS17 re-numbered to GS16	2
p59	GS18 re-numbered to GS17	2
p63	Schedule 3 title changed from: 'Local list of buildings and other structures' to 'Locally important buildings and other structures'	4
p63	In line 1, removed: 'The local heritage list is supplemental to the SRNDP.'	4
p63	In line 1, added: 'below' after 'The list'	4

p63	In line 3 of Schedule 4, changed: 'Policy EN8' to 'Policy EN7'	2
p68	Schedule 4 title changed from: 'Local list of trees and hedgerows outside the Conservation Area subject to Policy EN9' to ' Locally important trees and hedgerows outside the Conservation Area subject to Policy EN8' (2)	2
p68	In line 1 of Schedule 4, changed: 'locally listed' to 'locally important'	2
p68	In line 1 of Schedule 4, changed: 'Policy EN9' to 'Policy EN8'	2
p68	In line 3 of Schedule 4, changed : 'Policy EN9' to 'Policy EN8'	2