



ROTHER DEVELOPMENT AND SITE ALLOCATIONS LOCAL PLAN

SCHEDULE OF ADDITIONAL MODIFICATIONS

July 2019

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Schedule of Additional Modifications

Additional Mod #	Mod Description	Paragraph/s	Amendment/s required	Reason
AM1	Amendment to ensure it is clear that the villages also have development boundaries as well as site allocations.	Table of Contents	Amend title for 'Villages with site allocations' to 'Villages with Development Boundaries and site allocations' and make subsequent amendments to header within the respective chapter to match the revised title.	To ensure that it is clear that the villages also have development boundaries as well as site allocations. This provides a distinction between the next section (12) which is 'other villages with development boundaries' which do not have site allocations.
AM2	Amendment to correct a typographical error by adding Catsfield to the list of 'Villages with site allocations'.	Table of Contents	Add Catsfield to the list of 'Villages with site allocations'.	Typographical error
AM3	Amendment to add page numbers to the lists of Development Policies, Site Allocation Policies and Policies Map Inset Maps to improve usability of document.	Lists: Development Policies, Site Allocation Policies, Policies Map Inset Maps	Add page numbers to the lists of Development Policies, Site Allocation Policies and Policies Map Inset Maps on pages 5-8 of the DaSA.	Improvement of document usability.
AM4	Amendment to correct a typographical error for the policy number of 'Land south of The Paddock/ Goddens Gill, Northiam'.	List: Site Allocation Policies	Amend the title of the second policy under the heading "Northiam" (Land south of The Paddock/ Goddens Gill, Northiam) from NOR1 to NOR2, i.e.: <u>Northiam</u> Policy NOR1: Land south of Northiam CE Primary School, Northiam Policy NOR2: Land south of The Paddock/ Goddens Gill, Northiam	Typographical error.
AM5	Amendment to correct a styling and layout error for the Rye Harbour sub-heading.	List: Site Allocation Policies	Make the text for the heading "Rye Harbour" bold and underlined and separate it from Policy PEA1, to align with the layout of the other headings.	Layout error.
AM6	Amendment to include reference to the safeguarding of minerals sites, wharves and railheads to ensure the introduction provides all key information	1.16	Add the following text after the second sentence of paragraph 1.16: <u><i>The Waste and Minerals Plan includes, inter alia, the safeguarding of minerals sites, wharves and railheads across the county, including some within Rother district.</i></u>	Inclusion of reference to the safeguarding of minerals sites, wharves and railheads to ensure the introduction as overview provides all key information, to ensure that the introduction sets out the key functions of this document.
AM7	Amendment to reflect the latest statement of Government policy.	1.23	Amend paragraph 1.23 as follows: <i>The first NPPF, published in 2012, has recently been revised through the publication of a new NPPF in July 2018 and subsequently, again, in February 2019. 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.</i>	To reflect the latest statement of Government policy.
AM8	Amendment to correct a styling error.	2.3	Unitalicise the following wording: <i>Amongst other recommendations, it encourages that:</i>	Typographical error.
AM9	Amendment to include updated supporting text from Policy LHN2 of the Core Strategy for clarity.	4.2	Insert the following paragraphs after paragraph 4.2, using modified text from the Core Strategy: <u><i>4.3. The Strategic Housing Market Assessment (SHMA), undertaken in 2013, identified a net need for up to 1,647 affordable homes over the period 2011-2028*. The scale of housing proposed in the Core Strategy, allied with affordable housing policy DHG1 below, should meet this need.</i></u>	It is necessary to repeat and update the supporting text to Policy LHN2 of the Core Strategy and merge with the supporting text to Policy DHG1 (which will supersede it) for clarity.

		<p><i>4.4. In determining the appropriate proportions and thresholds for affordable housing in the district, the Core Strategy considered the evidence, particularly in terms of the SHMA and Affordable Housing Viability Assessment, whilst also considering the aims and objectives relating to regeneration and job creation. Further consideration of these matters can be found within the 'Affordable Housing Background Paper'.</i></p> <p><i>4.5. Both the SHMA and the Affordable Housing Viability Study make the distinction between the differing needs and circumstances of the identified spatial areas of the district and the need for distinct approaches in these areas. These studies show that there is a real need for affordable housing in the district, and the potential to deliver affordable homes as part of new housing.</i></p> <p>New Footnote: * Hastings and Rother SHMA Update, June 2013; Figure 8.</p> <p>The insertion of this footnote will have a consequential impact on the numbering of other footnotes which will need amending.</p>	
	4.3	<p>Amend paragraph 4.3, using modified text from the Core Strategy, and re-number to 4.7 as follows:</p> <p><i>4.3 4.7. 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 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 which remains as high as it was when the Core Strategy was prepared (the lower quartile affordability ratio is actually higher), then these requirements remain appropriate. <u>Where housing is used as enabling development in mixed use schemes, consideration may be made to other factors, notably the importance of providing jobs locally.</u></i></p>	
	4.4	<p>Amend paragraph 4.4, using modified text from the Core Strategy, re-number to 4.6 and move paragraph up one position to be in correct order, as follows:</p> <p><i>4.4 4.6 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. It concluded that lowering the percentage requirements for affordable housing in Bexhill (30%), Battle (35%) and Rye (30%) from the 2006 Local Plan requirements, will help kick-start the regeneration effort in these areas, as well as support overall housing supply.</i></p>	
	4.5	<p>Amend paragraph 4.5 and re-number to 4.8 as follows:</p> <p><i>4.5 4.8. The Core Strategy <u>also</u> 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.</i></p>	
	4.6	Re-number paragraph 4.6 to 4.9	
	4.7	<p>Amend paragraph 4.7 and re-number to 4.10 as follows:</p> <p><i>4.7 4.10. However, while the 2012 NPPF did not specify affordable housing thresholds, the 2018 2019 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 areas (where policies may set out a lower threshold of 5 units or fewer).</i></p>	
	4.8	Amend paragraph 4.8 and re-number to 4.11 as follows:	

			<p>4.8. 4.11. 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 <u>2019</u> NPPF. This does not have any real impact on affordable housing supply.</p>	
		4.9	<p>Amend paragraph 4.9 and re-number to 4.12 as follows:</p> <p>4.9. 4.12. The 2018 <u>2019</u> 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 <u>2019</u> NPPF, this is still considered appropriate, even on sites of 6-9 dwellings in the AONB.</p>	
		4.10	<p>Amend paragraph 4.10 and re-number to 4.13 as follows:</p> <p>4.10. 4.13. 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 <u>2019</u> NPPF's thresholds.</p>	
		4.11	Re-number paragraph 4.11 to 4.14.	
		4.12	<p>Amend paragraph 4.12 and re-number to 4.15 as follows:</p> <p>4.12. 4.15. 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 <u>underlined</u> and deleted wording shown as strikethrough.</p> <p>[(iv) In the Rural Areas: (a) <u>In the High Weald Area of Outstanding Natural Beauty, 40% on-site affordable housing on schemes of 6 <u>5</u> dwellings or more (or 0.2 hectares or more); or</u> (b) <u>Elsewhere, 40% on-site affordable housing on schemes of 10 or more dwellings (or 0.3 hectares or more).</u> 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.]</p>	
		4.13	<p>Amend paragraph 4.13 and re-number to 4.16 as follows:</p> <p>4.13. 4.16. Policy DHG1 below incorporates these amendments to Core Strategy policy LHN2 and, hence, effectively supersedes that policy.</p>	
		4.14	Re-number paragraph 4.14 to 4.17.	
		4.14	<p>Insert the following paragraphs after paragraph 4.14, using modified text from the Core Strategy:</p> <p><u>4.18. Where a site comes forward as two or more separate development schemes, of which one or more falls below the appropriate threshold, the Council will seek an appropriate level of affordable housing on each part to match in total the provision that would have been required on the site as a whole.</u></p> <p><u>4.19. Where proposals are made for fewer than 15 dwellings in Bexhill, 10 dwellings in Rye and Battle outside the AONB and 6 dwellings in the AONB, the Council will have regard to whether size of the site would make it capable of accommodating more than that number.</u></p> <p><u>4.20. All affordable housing should be indistinguishable from market dwellings and 'pepper potted' individually, or in clusters of no more than 5% of the total housing on the site, up to a maximum cluster of 5 houses or 10 flats. Successfully integrating the affordable rented and shared ownership units provides a sustainable, balanced and mixed community which brings many social and economic benefits.</u></p>	
AM10	Amendment to include updated	n/a	Add the following text after Policy DHG1 (underneath the policy "box"):	It is necessary to repeat and update these notes,

	notes from Policy LHN2 of the Core Strategy for clarity.		<p><i>Note: In accordance with Policy DIM1, if a site comes forward as two or more separate development schemes, of which one or more falls below the appropriate threshold, the Council will seek an appropriate level of affordable housing on each part to match in total the provision that would have been required on the site as a whole.</i></p> <p><i>Where proposals are made for fewer than 15 dwellings in Bexhill, 10 dwellings in Rye, Battle and the Rural Areas outside the High Weald AONB, and 6 dwellings in the Rural Areas within the High Weald AONB, the Council will have regard to whether the size of the site would make it capable of accommodating more than that number.</i></p>	which appear after Policy LHN2 in the Core Strategy (which Policy DHG1 will supersede), for clarity.
AM11	Amendment to correct a typographical error.	4.23	<p>A minor correction is necessary at paragraph 4.23: delete the word “of” in the second to last line, i.e.</p> <p><i>...as well as consideration of how the of setting of optional standards affects viability and delivery of development.</i></p>	Typographical error.
AM12	Amendment to correct a typographical error.	4.46	<p>A minor correction is necessary at paragraph 4.46: delete the words “bedded care strategy” in the first line as this is repeated, i.e.</p> <p><i>The East Sussex Bedded Care Strategy Bedded Care Strategy & Integrated Estates Strategy 2018 estimates...</i></p>	Typographical error.
AM13	Amendment to correct a typographical error.	4.54	<p>A minor correction is necessary in the sixth line of paragraph 4.54: insert the word 'the' between 'in' and 'future', i.e.:</p> <p><i>.....that this is likely to continue in <u>the</u> future, and these are already accounted for.....</i></p>	Typographical error.
AM14	Amendment to correct a typographical error.	4.59	<p>Paragraph 4.59. Amend to:</p> <p><i>To ensure that self and custom housebuilding is of high quality design, attention is drawn to with the requirements of Core Strategy Policy EN3.</i></p>	Typographical error.
AM15	Amendment to correct a typographical error.	4.107	<p>At paragraph 4.107 a close bracket should be inserted after “larger schemes” in the fourth line, i.e.:</p> <p><i>In some situations (usually for larger schemes) a site access may need to include a separate footway/cycleway.</i></p>	Typographical error.
AM16	Amendment to properly reflect the restrictions of Highways England.	5.2	<p>Add the following additional wording to the end of paragraph 5.2:</p> <p><i>(It should be noted that Highways England, which has responsibility for the Strategic Road Network, does not allow advertisements within its highway boundary. This is relevant to the A259 and A21).</i></p>	Addition of information to properly reflect the restrictions of Highways England. This also provides clear information that proposals for advertisements within the Highways England boundary will not be supported.
AM17	Amendment to reflect the normal expectation of accordance with other policies.	Policy DEC3 (ii)	<p>Amend criterion (ii) to read:</p> <p><i>(ii) Permitting intensification, conversion, redevelopment and/or extension of existing sites and premises having regard to where they accord with other policies of the Plan;</i></p>	To re-word and strengthen the policy to reflect the normal expectation of accordance with other policies.
AM18	Amendment to improve readability.	6.11	<p>Delete the last sentence of the paragraph and replace with:</p> <p><i>It adds that proposals for major development should include an assessment of the need for the development, the potential to meet it in another way and the net effect on the landscape and wider environment. 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.</i></p>	To improve English. In its existing form the sentence repeats the words “circumstances” and requires re-wording to make it clearer.
AM19	Amendment to correct a typographical error.	Figure 6	<p>Amend title to Figure 6 to reflect accurately the title of the Strategic gap to align with Policy HF1 of the Core Strategy.</p>	Typographical error.

			<i>"Figure 6: Strategic Gap at Bexhill, Crowhurst and Battle"</i>	
AM20	Amendment to correct an erroneous reference to East Sussex County Council.	6.34	Delete the reference to East Sussex County Council from the second sentence of paragraph 6.34, i.e. <i>Information on locally designated sites is available from the Sussex Biodiversity Records Centre. and East Sussex County Council.</i>	To correct an error. Information on locally designated sites is not available from East Sussex County Council.
AM21	Amendment to include new sub-heading and paragraph in relation to information on Priority Habitats/Species and Habitats/Species of Principal Importance.	6.37	Insert new heading and paragraph underneath paragraph 6.37: <u><i>Priority Habitats and Species</i></u> <u><i>As noted above, Priority Habitats and Species (also referred to as "Habitats and Species of Principal Importance") are those listed under Section 41 of the Natural Environment and Rural Communities Act 2006. Those habitats and species on the list are conservation priorities and are used to guide decision-makers in implementing their statutory duty to have regard to the conservation of biodiversity when carrying out their normal functions. Priority Habitats within Rother include woodland, maritime cliff and slopes, hedgerows and lowland meadows, and Priority Species include hedgehog, common toad, house sparrow, brown-banded carder bee and pennyroyal.</i></u>	Additional explanatory paragraph added to give further information on Priority Habitats/Species and Habitats/Species of Principal Importance.
AM22	Amendment to improve readability and clarity of the wording.	Policy DEN4 (ii)	Delete part (ii) of the policy and replace with the following: <i>(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, and irreplaceable habitats (including ancient woodland and ancient or veteran trees); - Priority Habitats and Species; and Protected 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.</i>	To improve the English and clarity of the wording and to split the original text up into smaller sections to allow easy reading.
AM23	Amendment to make clear that SuDS can be successfully incorporated into several developments and 'linked' to provide greater benefits.	6.54	Add the following wording after the first sentence of paragraph 6.54: <i>... potential for wider benefits. SuDS should be linked up where possible to achieve greater benefits for water management and wildlife. CIRIA's SuDS Manual C753 and the latest guidance from the LLFA will be key references.</i>	To provide further information that SuDS can be successfully incorporated into several developments and 'linked' to provide greater benefits.
AM24	Amendment to clarify that Highways England also have requirements that will need to be met.	6.56	Add the following sentence to the end of paragraph 6.56: <i>... will require consent from the LLFA. It is noted that the highway authorities (including Highway England in respect of the SRN) have strict controls on water run-off into the highway drainage system.</i>	This adds further information that Highways England also have requirements that will need to be met, alongside Rother's and the Local Lead Flood Authority's considerations.
AM25	Amendment to update to the correct reference in the 2019 NPPF.	6.68	Update references to NPPF 2018, to NPPF 2019 in footnote 39 of paragraph 6.68, i.e.: <i>As defined in Annex 2: Glossary of the NPPF, 2018 2019.</i>	Update to the correct reference in the 2019 NPPF.
AM26	Amendment to ensure the correct terminology is used in line with the NPPF.	6.78	Delete the wording "contaminated land" in the second sentence of paragraph 6.78 and replace with "land contamination".	To ensure the correct terminology is used in line with the NPPF which refers to the definition of "contaminated land" under Part IIA of the Environmental Protection Act 1990 (paragraph 178)). This is also referenced at paragraph 6.96 of the supporting text to Policy DEN7.
AM27	Amendment to ensure the correct terminology is used in line with the NPPF.	6.96	Delete the heading "Contaminated Land" above paragraph 6.96 and replace with "Land Contamination".	To ensure the correct terminology is used in line with the NPPF which refers to the definition of "contaminated land" under Part IIA of the Environmental Protection Act 1990 (paragraph 178)). This is also referenced at paragraph 6.96 of the supporting text to Policy DEN7.
AM28	Amendment to ensure the correct	Policy DEN7	Delete the wording "contaminated land" in the first sentence of the policy and replace with "land	To ensure the correct terminology is used in line with

	terminology is used in line with the NPPF.		contamination", i.e.: <i>... as a result of lighting, noise, odour, contaminated land land contamination, hazardous and non-hazardous substances...</i>	the NPPF which refers to the definition of "contaminated land" under Part IIA of the Environmental Protection Act 1990 (paragraph 178)). This is also referenced at paragraph 6.96 of the supporting text to Policy DEN7.
AM29	Amendment to clarify any ambiguity between the operation of Policy DEN2, DEN3 and DIM2.	7.14	Amend paragraph 7.14 as follows: <i>The substantial AONB coverage of the District is a further key justification for carefully managing development in the countryside in line with the provisions set out in Policy DEN2. Policy DEN3 sets out the circumstances where development will be acceptable within Strategic Gaps, i.e. where proposals are unobtrusive and do not detract from the openness of the area.'</i>	To clarify any ambiguity between the operation of Policy DEN2, DEN3 and DIM2.
AM30	Amendment to clarify that the term 'Plans' is in reference to Neighbourhood Plans specifically.	Figure 14	Amend the note at the bottom of the table to read "Neighbourhood Plans" as opposed to "Plans", i.e.: <i>NB. Until such time as Neighbourhood 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.</i>	To provide clarification that the term 'Plans' is in reference to Neighbourhood Plans specifically.
AM31	Amendment to correct a typographical error.	8.5	In the last sentence, delete the word "being" and replace with "is", i.e.: <i>Numbers relate to larger sites as there being is a separate small sites allowance for the whole Rural Area.</i>	Typographical error.
AM32	Amendment to correct a typographical error.	8.13	Amend the last sentence of paragraph 8.13 as follows: <i>Hence, the net capacity of "new" sites is <u>1,316</u> 4,384 homes.</i>	Typographical error.
AM33	Amendment to update to the correct reference in the 2019 NPPF.	8.16	Update references to NPPF 2018, to NPPF 2019 in paragraph 8.16, i.e.: <i>Paragraph 68a of the 2018 2019 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...</i>	Update to the correct reference in the 2019 NPPF.
AM34	Amendment to ensure the supporting text accords with criterion (v) of BEX1 and the Detail Map (Figure 15).	9.25	Add the following sentence at the end of paragraph 9.25: <i>A buffer of at least 15m should be retained between development and the adjacent Ancient Woodland.</i>	To ensure the supporting text accords with criterion (v) of BEX1 and the Detail Map (Figure 15)
AM35	Amendment to accord with the acceptance of temporary solutions that was determined at the outline planning permission stage (RR/2017/2181/P).	9.27	Delete the words 'prior to occupation' from paragraph 9.27.	To accord with the acceptance of temporary solutions that was determined at the outline planning permission stage (RR/2017/2181/P).
AM36	Cartographical amendment to include NBAR for completeness.	Figure 19	Amend Figure 19: Policy BEX1 Detail Map to include NBAR. <i>Please see Appendix 1: Modified Detail Map 1 for the amended Detail Map.</i>	Cartographical update: The map should include NBAR for completeness. The new road is complete and has now opened.
AM37	Amendment to provide additional clarity to criterion (iv) of Policy BEX2 and the Detail Map (Figure 20) in terms of the ancient woodland buffer that is required.	9.34	Amend the last sentence of paragraph 9.34 to read: <i>In addition, a central greenspace incorporating the pond with a children's play space should be provided for, as well as landscaping throughout the site, including the provision of buffer zones of <u>at least 15m</u> to the ancient woodland to the north and south, and ecological mitigation will also be required.</i>	To provide additional clarity to criterion (iv) of Policy BEX2 and the Detail Map (Figure 20) in terms of the ancient woodland buffer that is required.
AM38	Amendment to improve clarity by stating that the development should consider the cumulative highway impacts of other proposals in line with Policy TR3.	9.53	Add new paragraph after 9.53 as follows: <i>'Development should take into account the highway impact of proposals in line with Policy TR3 of the Core Strategy, requiring schemes to provide off site highway mitigation, including considering the cumulative impacts of other proposals.'</i>	To improve clarity by stating that the development should consider the cumulative highway impacts of other proposals in line with Policy TR3.

AM39	Amendment to correct a typographical error.	Policy BEX3a	Delete the wording "Land with" at the start of the policy, i.e.: Land with Kiteye Farm and adjoining land, as shown on the Policies Map, is allocated for housing...	Typographical error.
AM40	Cartographical amendment to include NBAR for completeness.	Figure 21	Amend Figure 21: Policy BEX3a Detail Map to include NBAR. Please see Appendix 1: Modified Detail Map 2 for the amended Detail Map.	Cartographical update: The map should include NBAR for completeness. The new road is complete and has now opened.
AM41	Policy amendment to clarify that this buffer is required to protect the ancient woodland.	Policy BEX3b (iv)	Amend policy criteria (iv): <i>(iv) trees on the western boundary are retained and safeguarded, alongside a buffer to protect the Ancient Woodland of at least 15m depth;</i>	It is considered appropriate to explicitly state in the policy that this buffer is required to protect the ancient woodland.
AM42	Cartographical amendment to include NBAR for completeness.	Figure 23	Amend Figure 23: Policy BEX3c Detail Map to include NBAR. Please see Appendix 1: Modified Detail Map 3 for the amended Detail Map.	Cartographical update: The map should include NBAR for completeness. The new road is complete and has now opened.
AM43	Amendment to clarify how and where the uses can be accommodated on the site in terms of overall layout.	9.55	Amend paragraphs 9.55 as follows: 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, with the as, potentially, may be complementary restaurant space and a hotel, also taking advantage of the prominent roadside position.	Amended wording to clarify how and where the uses can be accommodated on the site in terms of overall layout.
AM44	Amendment to clarify how and where the uses can be accommodated on the site in terms of overall layout.	9.56	Amend paragraphs 9.56 as follows: There is <i>The site's redevelopment will also include scope for residential elements in the central and northern parts of the site. This may take taking 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. It is envisaged that this would occupy the central and northern parts of the site.</i>	Amended wording to clarify how and where the uses can be accommodated on the site in terms of overall layout.
AM45	Amendment to improve accuracy and clarity.	9.68	Amendment proposed to the second sentence at paragraph 9.68: The Council subsequently granted a revised scheme in 2014 (although following a successful Judicial Review the decision was remitted to the Council quashed: to date no further decision was been made).	Wording amended for accuracy and clarity.
AM46	Amendment to remove unnecessary reference to the potential future redevelopment of the Cemetery Lodge Site.	9.72	Amend paragraph 9.72 as follows: 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.	Paragraph 9.72 states that regard should be made to the potential future redevelopment of the Cemetery Lodge Site in development layout plans. However it is considered that this reference is not necessary and should be removed.
AM47	Amendment to improve clarity by stating that the development should consider the cumulative highway impacts of other proposals in line with Policy TR3.	9.76	Add new paragraph after 9.76 as follows: <i>Development should take into account the highway impact of proposals in line with Policy TR3 of the Core Strategy, requiring schemes to provide off site highway mitigation, including considering the cumulative impacts of other proposals.</i>	To improve clarity by stating that the development should consider the cumulative highway impacts of other proposals in line with Policy TR3.
AM48	Policy amendment to correct a typographical error.	Policy BEX7 (vi)	Amend the first line of criterion (vi) to replace 'of' with 'off', i.e.: a new access is achieved of Fryatts Way.....	Typographical error.
AM49	Amendment to improve clarity by stating that the development should consider the cumulative highway impacts of other	9.93	Amend paragraph 9.93 as follows: 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. Development should take into account the	To improve clarity by stating that the development should consider the cumulative highway impacts of other proposals in line with Policy TR3.

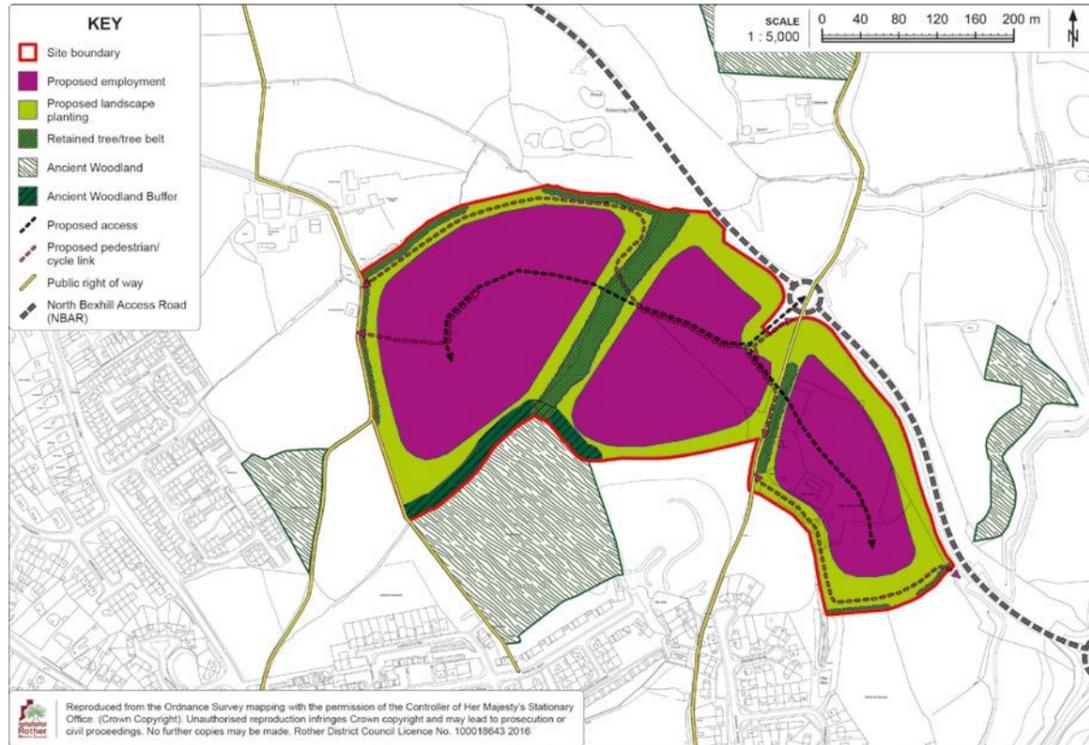
	proposals in line with Policy TR3.		<i>highway impact of proposals in line with Policy TR3 of the Core Strategy, requiring schemes to provide off site highway mitigation, including considering the cumulative impacts of other proposals. Utilising both access points, the highway authorities are satisfied 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.</i>	
AM50	Amendment to correct a typographical error.	9.119	There is a minor error at paragraph 9.119. Add the word 'to' in the second to last line i.e. <i>However, a detailed survey will need to be undertaken to review this.</i>	Typographical error.
AM51	Amendment to improve clarity by stating that the development should consider the cumulative highway impacts of other proposals in line with Policy TR3.	9.122	Add new paragraph after 9.122 as follows: <i>Development should take into account the highway impact of proposals in line with Policy TR3 of the Core Strategy, requiring schemes to provide off site highway mitigation, including considering the cumulative impacts of other proposals.</i>	To improve clarity by stating that the development should consider the cumulative highway impacts of other proposals in line with Policy TR3.
AM52	Policy amendment to correct a typographical error.	Policy BEX10 (iii)	Minor amendment to policy criteria (iii): <i>highway access is provided from Wartling Drive and Principal Close, via Coneyburrow Lane, alongside offsite highway works to made make the development acceptable in highway terms;</i>	Typographical error.
AM53	Amendment to correct a layout error between paragraphs.	9.133	Insert a line space between paragraphs 9.133 and 9.134, to align with the layout of the other paragraphs.	Layout error.
AM54	Amendment to correct a typographical error.	9.136	In the first line, delete the word "a" before "floodlighting, i.e.: <i>The use of the site as a 3G AGP will require the use of a floodlighting to allow year round use.</i>	Typographical error.
AM55	Amendment to improve clarity by stating that the development should consider the cumulative highway impacts of other proposals in line with Policy TR3.	9.138	Add new paragraph after 9.138 as follows: <i>Development should take into account the highway impact of proposals in line with Policy TR3 of the Core Strategy, requiring schemes to provide off site highway mitigation, including considering the cumulative impacts of other proposals.</i>	To improve clarity by stating that the development should consider the cumulative highway impacts of other proposals in line with Policy TR3.
AM56	Amendment to improve clarity by stating that the development should consider the cumulative highway impacts of other proposals in line with Policy TR3.	9.167	Amend paragraph 9.167 as follows: <i>Policy TR3 of the Core Strategy provides an appropriate policy basis for requiring schemes to provide off site highway mitigation, including considering cumulative impacts of other proposals. 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.</i>	To improve clarity by stating that the development should consider the cumulative highway impacts of other proposals in line with Policy TR3.
AM57	Policy amendment to clarify that the floorspace figure is a net figure.	Policy BEX14 (i)	Proposed change: <i>(i) provides 2,000sqm of convenience floorspace (net) 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;</i>	The policy should refer to the floorspace as a net figure, which is in line with the findings of the Retail Capacity Study for Bexhill-on-Sea Report.
AM58	Amendment to correct a typographical error.	9.182	In the first line, change the word "an" before "approach" to "and", i.e.: <i>The significance of these streets to the appeal of, an and approach to, the Town Centre...</i>	Typographical error.
AM59	Cartographical amendment to include NBAR for completeness.	Policies Map Inset Map 1b: Bexhill North	Amend Policies Map Inset Map 1b: Bexhill North to include NBAR. <i>Please see Appendix 2: Modified Policies Map 1 for the amended Policy Map Inset Map.</i>	Cartographical update: The map should include NBAR for completeness. The new road is complete and has now opened.
AM60	Amendment to ensure the correct terminology is used, ie. referencing Waste Management	10.3	In the eighth line, change the word "disposal" to "management", i.e.: <i>The Park will provide access to the countryside, whilst balancing the need to proactively manage wildlife</i>	To ensure the correct terminology is used, ie. referencing Waste Management rather than Waste Disposal.

	rather than Waste Disposal.		<i>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 management...</i>	
AM61	Amendment to the opening text of the Hastings Fringes chapter, to ensure that the ESCC Walking and Cycling Strategy is referred to.	10.5	Proposed change - Add new sentence onto the end of the paragraph: <i><u>ESCC is in the process of developing a County wide Cycling & Walking Strategy, which will aim to deliver cycling and walking infrastructure on key corridors of movement between residential areas (including new developments) and key trip attractors, including education, employment, retail and leisure activities.</u></i>	To ensure that the ESCC Walking and Cycling Strategy is referred to within the opening text of the Hastings Fringes chapter. This text provides additional information in respect of new infrastructure delivery within the area.
AM62	Amendment to correct a typographical error.	10.12	A minor correction is necessary at paragraph 10.12: delete the word "to" in the last line, i.e.: <i>The Park was set up to facilitate the restoration of the landfill areas and to manage to the countryside between the towns.</i>	Typographical error.
AM63	Amendment to correct a typographical error.	11.19	Delete the word "west" in the second line and replace with "east", i.e.: <i>The site is largely enclosed by the existing residential estate to the north and a mature tree belt to the south and west east...</i>	Typographical error.
AM64	Amendment to supporting text to reinforce the need to retain the provision for an accessible path to the beach.	11.73	Add text to the end of paragraph 11.73: <i><u>An accessible route to the beach for pedestrians should be retained.</u></i>	To reinforce the need to retain the provision for an accessible path to the beach.
AM65	Amendment to the supporting text so that it accords with planning application RR/2017/457/P.	11.116	Add the following text to the end of paragraph 11.116: <i><u>A new pedestrian footpath should be provided on the site's south-western boundary alongside Lower Waites Lane. It would be advantageous for additional pedestrian infrastructure on adjoining roads to be provided/improved although this may not be possible due to width and ownership constraints.</u></i>	Additional wording so that the supporting text accords with planning application RR/2017/457/P.
AM66	Policy amendment to correct a typographical error.	Policy FAC1 (vi)	A minor correction is required to the first line to replace 'connection in made' with 'connection is made', i.e.: <i>an acceptable connection in <u>is</u> made to the local sewerage system.....</i>	Typographical error.
AM67	Policy amendment to correct a typographical error.	11.124 and Policy FAC2 (v)	In the last sentence of paragraph 11.124, delete the reference to "Battery Hill" and replace with "Pett Level Road". In part (v) of the policy, delete the two references to "Battery Hill" and replace with "Pett Level Road".	Typographical error. This section of Battery Hill is correctly named "Pett Level Road".
AM68	Amendment to correct a typographical error.	11.172	In the second sentence, amend the reference to 10 additional dwellings to 11 additional dwellings, i.e.: <i>A scheme has been recently permitted at The Maltings for 40 <u>11</u> additional dwellings which can be taken into account.</i>	Typographical error. The correct figure is contained within Figure 17 on page 238.
AM69	Amendment to correct the alignment of a public right of way.	Figure 57	Amend the alignment of the public right of way to the south-east of the site boundary to its correct line. <u>Please see Appendix 1: Modified Detail Map 4 for the amended Detail Map.</u>	The alignment of the public right of way shown in the previously published version is incorrect.
AM70	Amendment to correct a typographical error.	Appendix 1	Add 'Policy Context' and 'Overall Spatial Strategy' policies to Core Strategy Policies list: <u>Policy Context</u> <i><u>Policy PC1 Presumption in Favour of Sustainable development</u></i> <u>Overall Spatial Strategy</u> <i><u>Policy OSS1 Overall Spatial Development Strategy</u></i> <i><u>Policy OSS2 Use of Development Boundaries</u></i> <i><u>Policy OSS3 Location of Development</u></i> <i><u>Policy OSS4 General Development Considerations</u></i>	Typographical error

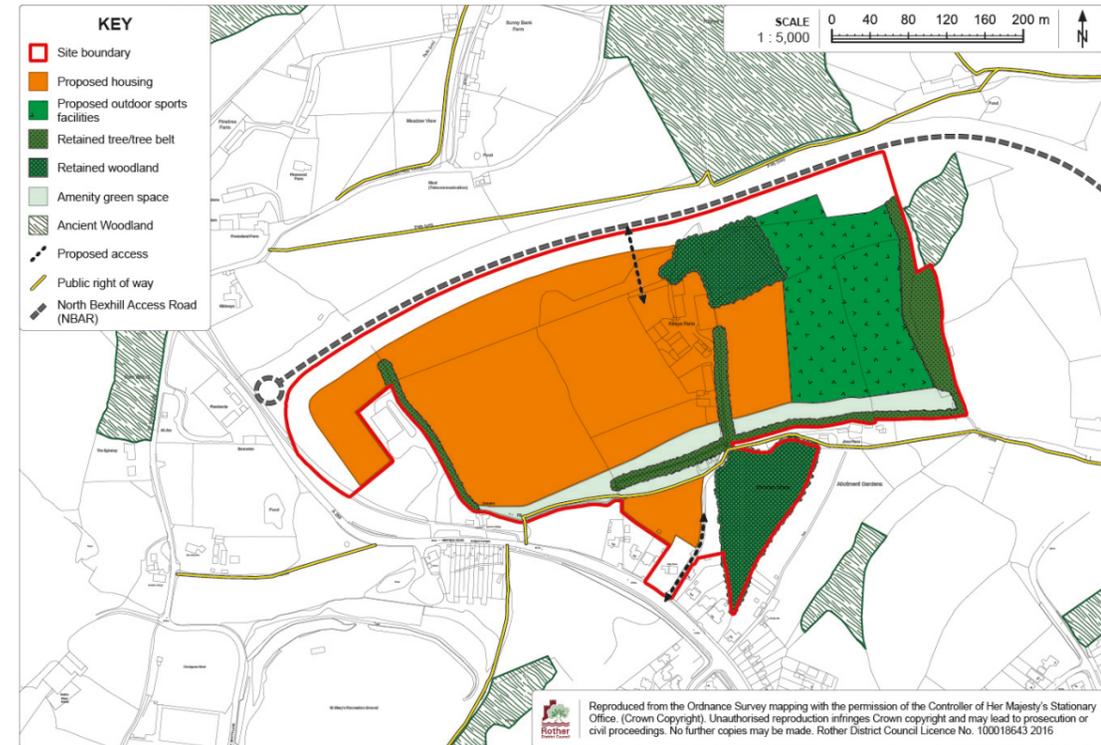
AM71	Amendment to correct a typographical error.	Appendix 1	Remove the paragraph numbering (14.1-14.12) from Appendix 1 (Core Strategy Policies).	Typographical error.
AM72	Amendment to make clear that LP2006 Policy EM13 and Policy Inset Map 2A still apply in Battle until superseded by a made Neighbourhood Plan.	Appendix 2	Add footnote to Policy EM13 to read: <i><u>*Except in Battle, where the Policy and corresponding Policy Inset Map 2A remains saved until replaced through the Battle Neighbourhood Plan.</u></i> The insertion of this footnote will have a consequential impact on the numbering of other footnotes which will need amending.	To ensure that it is clear that this Policy and corresponding Inset Map still applies in Battle, until it has been replaced by neighbourhood plan policy.
AM73	Amendment to correct a typographical error.	Appendix 2	Remove Battle policies from Superseded Local Plan 2006 Policies list: Battle BT2 Land at Blackfriars BT2 Land at North Trade Road	Typographical error.
AM74	Amendment to correct a typographical error.	Appendix 2	Remove the paragraph numbering (15.1-15.10) from Appendix 2 (Superseded Local Plan 2006 Policies).	Typographical error.

Appendix 1: Modified Detail Maps

Modified Detail Map 1 | Figure 19: Policy BEX1 Detail Map [AM36]



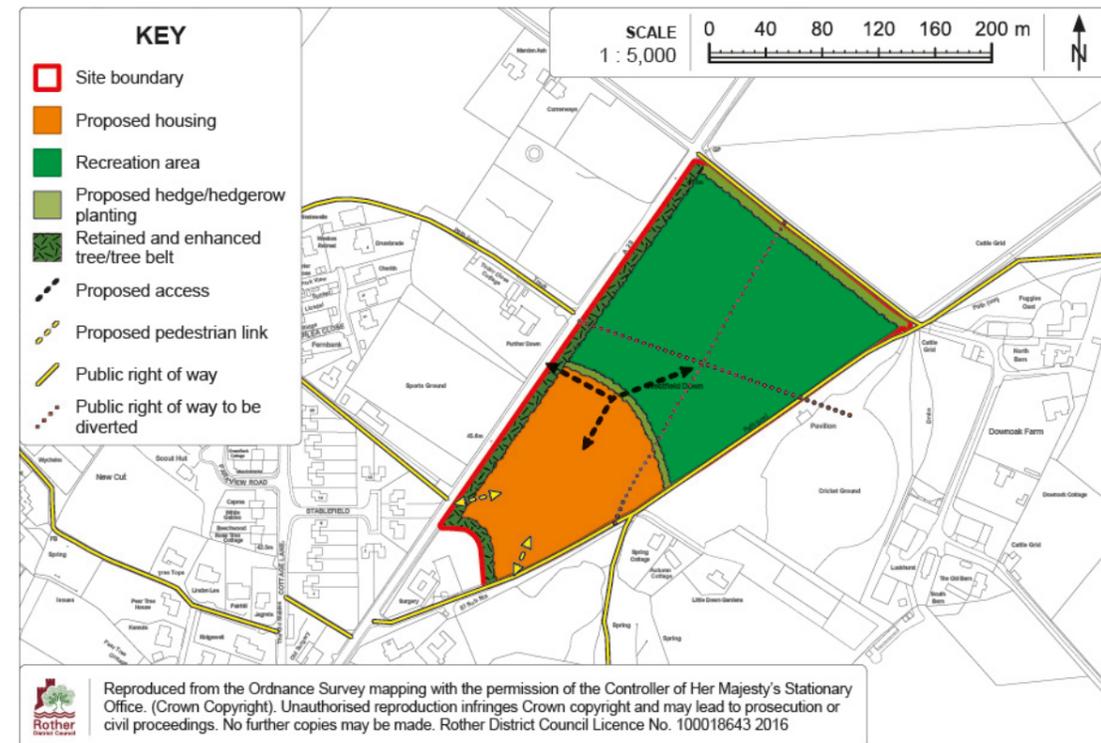
Modified Detail Map 2 | Figure 21: Policy BEX3a Detail Map [AM40]



Modified Detail Map 3 | Figure 23: Policy BEX3c Detail Map [AM42]



Modified Detail Map 4 | Figure 57: Policy WES1 Detail Map [AM69]



Appendix 2: Modified Policies Maps

Modified Policies Map 1 | Policies Map Inset Map 1b: Bexhill North [AM59]

