

Appendix F – Additional approaches appraised in the development of the Preferred Options

Following the publication of the Core Strategy Issues and Options document, several new options were presented. These were put forward by stakeholders during the consultation process, or by internal officers in response to the issues raised. The sustainability appraisal has only taken account of those considered reasonable and realistic. Those included in the preferred options have been appraised above, and a discussion of those rejected, is provided below:

Location of housing

4 options were considered here:

Option 1 – Location of all new housing development within the boundary of the built-up area.

This option could not identify sufficient potential to meet the housing provision target set by the draft South East Plan. As such, the option has been discounted, as it would not result in the production of a “sound” Core Strategy.

Option 2 – Location of housing development within the boundary of the built-up area and on a number of separate greenfield sites outside the boundary of the built-up area.

This option only just meets the draft South East Plan target for housing provision. However, it allows very little flexibility if the target should be increased before the South East Plan is finally approved. This lack of flexibility, plus the landscape, nature conservation and accessibility impacts of identifying additional greenfield sites outside the built up area makes this option undesirable.

Option 3 – Location of housing development within the boundary of the built-up area and a major greenfield release of land on one strategic site to the north west of the town

Selected as a preferred approach – see page 84 of the main Sustainability Appraisal Report.

Option 4 – Location of housing development within the boundary of the built up area and on greenfield sites outside of the boundary of the built up area, plus the major greenfield release later in the plan period.

This option over provides in terms of the South East Plan target, and performs worse in terms of its sustainability effects. The release of a major greenfield site, plus numerous smaller ones, would cause more harm in terms of the environmental objectives than the greenfield site alone. It would be unlikely that significant infrastructure improvements and other mitigation measures could be imposed as effectively on the smaller greenfield sites, as they could on a single large release, as proposed by option 3.

The detailed appraisal of these additional options is provided below. The assessment has been carried out considering the **location** of development only, not considering the impacts of the number of houses – this has already been undertaken through the draft South East Plan process.

Additional option 1 – Location of all new housing development within the boundary of the built-up area				
Sustainability Objective	Short term	Medium term	Long term	Comments
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home	✓	✓	✓	
2. The health and well-being of the population is improved and inequalities in health are reduced	✓	✓	✓	Access to housing has links with health and quality of life
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings and the rest of the town	✓	✓	✓	
4. Education and skills of the population improve	-	-	-	
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities	✓	✓	✓	Locating development within the built up area will increase accessibility to these services
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	-	-	-	
7. Vibrant and locally distinctive communities are created and sustained	✓	✓	✓	
8. Land and buildings are used more efficiently and urban renaissance encouraged	✓✓	✓✓	✓✓	Prioritising land within the built up area contributes significantly to this objective
9. Biodiversity is protected, conserved and enhanced	?	?	?	Potential for loss of biodiversity on brownfield sites as well as greenfield
10. The risk of flooding (fluvial & tidal) and coastal erosion is managed and reduced now and in the future	?/✓	?/✓	?/✓	Locating development in the existing built up area is likely to have a more positive effect – unlikely that the footprint would increase significantly to cause increase in run-off potential. However, location of individual housing areas may fall within identified flood risk zones
11. Parks and gardens, countryside, coast and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	?	?	?	Dependent on design of development
12. Air pollution is reduced, air quality continues to improve	-	-	-	
13. The causes of climate change are addressed through reducing	-	-	-	

emissions of greenhouse gases (mitigation) and ensuring the Borough is prepared for its impacts (adaptation)				
14. Water quality of freshwater bodies, waterways and the marine environment is maintained and improved and water consumption is reduced	-	-	-	
15. Energy efficiency is increased, fuel poverty is reduced and the proportion of energy generated from renewable resources is increased	-	-	-	
16. Through waste re-use, recycling and minimisation the amount of waste for disposal is reduced	-	-	-	
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	?/✓	?/✓	?/✓	Development within the built up area is likely to be relatively accessible by means other than the car. However, this is still dependent on the location of individual housing sites
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	
19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	
20. The sustained economic growth of the borough is achieved and linked closely to social regeneration	-	-	-	
21. Indigenous and inward investment is encouraged and accommodated	-	-	-	

Additional option 2 - Location of housing development within the boundary of the built-up area and on a number of separate greenfield sites outside the boundary of the built-up area				
Sustainability Objective	Short term	Medium term	Long term	Comments
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home	✓	✓	✓	
2. The health and well-being of the population is improved and inequalities in health are reduced	✓	✓	✓	Access to housing has links with health and quality of life
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings and the rest of the town	✓	✓	✓	
4. Education and skills of the population improve	-	-	-	

Sustainability Appraisal of the Core Strategy Issues and Options and Preferred Approaches –May 2008

5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities	✓	✓	✓	Locating development within the built up area will increase accessibility to these services
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	-	-	-	
7. Vibrant and locally distinctive communities are created and sustained	✓	✓	✓	
8. Land and buildings are used more efficiently and urban renaissance encouraged	✓/X	✓/X	✓/X	Prioritising land within the built up area contributes significantly to this objective. However development of greenfield sites would have a negative effect
9. Biodiversity is protected, conserved and enhanced	?/X	?/X	?/X	Potential for loss of biodiversity on brownfield sites as well as greenfield
10. The risk of flooding (fluvial & tidal) and coastal erosion is managed and reduced now and in the future	?/✓	?/✓	?/✓	Locating development in the existing built up area is likely to have a more positive effect – unlikely that the footprint would increase significantly to cause increase in run-off potential. However, location of individual housing areas may fall within identified flood risk zones
11. Parks and gardens, countryside, coast and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	?/X	?/X	?/X	Dependent on design of development. Development of greenfield sites may have a negative effect on landscape
12. Air pollution is reduced, air quality continues to improve	-	-	-	
13. The causes of climate change are addressed through reducing emissions of greenhouse gases (mitigation) and ensuring the Borough is prepared for its impacts (adaptation)	-	-	-	
14. Water quality of freshwater bodies, waterways and the marine environment is maintained and improved and water consumption is reduced	-	-	-	
15. Energy efficiency is increased, fuel poverty is reduced and the proportion of energy generated from renewable resources is increased	-	-	-	
16. Through waste re-use, recycling and minimisation the amount of waste for disposal is reduced	-	-	-	
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	?/✓	?/✓	?/✓	Development within the built up area is likely to be relatively accessible by means other than the car.

				However, this is still dependent on the location of individual housing sites
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	
19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	
20. The sustained economic growth of the borough is achieved and linked closely to social regeneration	-	-	-	
21. Indigenous and inward investment is encouraged and accommodated	-	-	-	

Option 4 – Location of housing development within the boundary of the built up area and on greenfield sites outside of the boundary of the built up area, plus the major greenfield release later in the plan period.

Sustainability Objective	Short term	Medium term	Long term	Comments
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home	✓	✓	✓✓	A major greenfield release is more likely to have the potential to incorporate higher levels of sustainable design and construction i.e. Code Level 3+
2. The health and well-being of the population is improved and inequalities in health are reduced	✓	✓	✓	Access to housing has links with health and quality of life
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings and the rest of the town	✓	✓	✓	
4. Education and skills of the population improve	-	-	-	
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities	✓	✓	✓	Locating development within the built up area will increase accessibility to these services
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	-	-	-	
7. Vibrant and locally distinctive communities are created and sustained	✓	✓	✓	
8. Land and buildings are used more efficiently and urban renaissance encouraged	✓/X	✓/X	✓/X	Prioritising land within the built up area contributes significantly to this objective. However development of greenfield sites would have a

				negative effect
9. Biodiversity is protected, conserved and enhanced	?/X	?/X	?/X	Potential for loss of biodiversity on brownfield sites. Likely to have more of a negative effect in development of greenfield sites
10. The risk of flooding (fluvial & tidal) and coastal erosion is managed and reduced now and in the future	?/✓	?/✓	?/✓	Locating development in the existing built up area is likely to have a more positive effect – unlikely that the footprint would increase significantly to cause increase in run-off potential. However, location of individual housing areas may fall within identified flood risk zones
11. Parks and gardens, countryside, coast and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	?/X	?/X	?/X	Dependent on design of development. Development of greenfield sites may have a negative effect on landscape
12. Air pollution is reduced, air quality continues to improve	-	-	-	
13. The causes of climate change are addressed through reducing emissions of greenhouse gases (mitigation) and ensuring the Borough is prepared for its impacts (adaptation)	✓	✓	✓	A major greenfield release is more likely to have the potential to incorporate higher levels of sustainable design and construction i.e. Code Level 3+, helping to address climate change
14. Water quality of freshwater bodies, waterways and the marine environment is maintained and improved and water consumption is reduced	✓	✓	✓	A major greenfield release is more likely to have the potential to incorporate higher levels of sustainable design and construction i.e. Code Level 3+, incorporating water minimisation measures
15. Energy efficiency is increased, fuel poverty is reduced and the proportion of energy generated from renewable resources is increased	✓	✓	✓	A major greenfield release is more likely to have the potential to incorporate higher levels of sustainable design and construction i.e. Code Level 3+, incorporating energy efficiency measures
16. Through waste re-use, recycling and minimisation the amount of waste for disposal is reduced	-	-	-	
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	?/✓	?/✓	?/✓	Development within the built up area is likely to be relatively accessible by means other than the car. However, this is still dependent on the location of individual housing sites
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	

Sustainability Appraisal of the Core Strategy Issues and Options and Preferred Approaches –May 2008

19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	
20. The sustained economic growth of the borough is achieved and linked closely to social regeneration	-	-	-	
21. Indigenous and inward investment is encouraged and accommodated	-	-	-	