

# Hastings Local Plan – Development Management Plan

Sustainability Appraisal of the Revised Proposed Submission  
Development Management Plan

March 2014

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Please call 01424 451098**

Produced by Hastings Borough Council, Planning Policy team, May 2013

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## Non-Technical Summary

A Non-Technical Summary of the Revised Proposed Submission Development Management Plan Sustainability Appraisal Report has been prepared to provide an overview of the assessment, in line with requirements of Annex I of the Strategic Environmental Assessment (SEA) Directive.

This Sustainability Appraisal of Revised Proposed Submission Development Management Plan provides a supplement to the Sustainability Appraisal of the Development Management Plan, published in November 2012<sup>1</sup>. The revised document focuses on the changes to the Development Management Plan only, rather than being a complete appraisal of the entire revised Plan. The significant changes used as the basis for this appraisal are set out in Appendix D of the Revised Proposed Submission Development Management Plan.

This supplementary report is required to ensure that the potential social, environmental and economic effects of the significant changes to the Development Management Plan are fully assessed for their significant sustainability impacts, and reported on as part of the plan making process.

## Context and legislation

The earlier Sustainability Appraisal Report (November 2012) considers in detail the requirements of the SEA Directive as listed in (a) to (d) below. The outcome of each criterion is integral to the assessment undertaken in this supplement, although the detail is not repeated in this report.

- (a) Contents, main objectives of the Plan and relationship with other relevant plans and programmes
- (b) The relevant aspects of the current state of the environment, and the likely evolution thereof without implementation of the Plan
- (c) The environmental characteristics of the area
- (d) Any existing environmental problems

The remaining requirements of the SEA Directive are explained in turn below, and are signposted in full in Appendix A.

- (e) Environmental protection objectives
- (f) Likely significant effects on the environment
- (g) Mitigation measures
- (h) Reasons for selecting alternatives
- (i) Measures for monitoring

## Sustainability objectives

The objectives used to assess the sustainability implications of the significant changes in the Revised Proposed Submission Development Management Plan are listed below. These were developed and refined as part of the Sustainability Appraisal Scoping process<sup>2</sup>, preceding this report.

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<sup>1</sup> [http://www.hastings.gov.uk/environment\\_planning/planning/localplan/proposed\\_submission/](http://www.hastings.gov.uk/environment_planning/planning/localplan/proposed_submission/)

<sup>2</sup> [http://www.hastings.gov.uk/environment\\_planning/planning/localplan/sustainability/#scoping](http://www.hastings.gov.uk/environment_planning/planning/localplan/sustainability/#scoping)

### Social objectives

1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need
2. The health and well-being of the population is improved and inequalities in health are reduced
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. Opportunities are available for everyone to acquire new skills, and the 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, including access to the countryside and the historic environment
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

### Environmental protection objectives

8. Land and buildings are used more efficiently and the best use is made of previously developed land
9. Biodiversity is protected, conserved and enhanced
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now and in the future
11. Parks and gardens, countryside, and the historic environment / townscape and landscape are protected, enhanced and made more accessible
12. Air pollution from transport and land use planning is reduced, and air quality continues to improve
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero / low carbon development (mitigation) and ensure the town is prepared for its impacts (adaptation)
14. The risk of pollution to all water resources is reduced, water quality is improved and water consumption is reduced
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings
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

### Economic objectives

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 town is achieved and linked closely to social regeneration
21. Indigenous and inward investment is encouraged and accommodated

## **Likely significant effects**

As part of the Sustainability Appraisal process, we are required to determine the likely significant effects of the significant changes to the Development Management Plan on

the social, environmental and economic sustainability objectives. It is also necessary to consider how these effects could impact the sustainability objectives, when looked at 'in-combination' with each other, and existing Plan policies. This process is known as assessing 'cumulative' or 'synergistic' effects.

Table 1 below provides a summary of the results of the main assessment in terms of the policy changes. The results of the sites assessment follow in table 2.

<b>SA ref</b>	<b>Significant Change - policy</b>	<b>Likely significant effects</b>
RSD/2	New policy LP1: Overall Approach and supporting text	Mainly positive effects – ensuring all applications for development take account of Plan policy will minimise delays, although uncertainty over whether this will significantly impact on development that comes forward
RSD/3	Amendments to Policy DM1: Design Principles and supporting text	Limited sustainability effects – minor amendments provide additional protection to heritage, landscape and visual amenity but it does not change the focus of the policy
RSD/4	Amendments to Policy DM2 and supporting text	Positive effects – amendments help ensure more efficient use of land and additional protection to environmental considerations
RSD/6	Amendments to policy DM3: General Amenity	Positive effects – amendments highlight safety and the health and well being of residents, and enhance the policy in sustainability terms
RSD/8	Amendments to Policy DM4: General Access	Positive effects – highlighting the need for safety consideration in terms of access requirements and need for transport assessment improves the policy when compared against alternative, particularly in terms of environmental objectives
RSD/10	New paragraph highlighting importance of water quality	Limited effects – additional information regarding information requirements has only limited effect on the objectives but does contribute positively to minimising water pollution
RSD/13	Amendment to Policy HC1: Conversion of Existing Dwellings and supporting text	Positive effect of minor amendment in terms of protecting heritage assets, although some uncertainty over whether impact on housing mix will be particularly significant
RSD/14	Amendment to Policy HC2: Residential Institutions and Student Accommodation and supporting text	Limited sustainability effects – amendments mostly relate to clarification of the type of student accommodation
RSD/16	Amendments to Policy HN2: Changing Doors, Windows and Roofs in Conservation Areas and supporting text	Positive effects – policy is strengthened by the inclusion of roofs, although no additional sustainability effects are recorded in respect of the remaining sustainability objectives
RSD/19	Re-drafted policy HN7: Green Infrastructure in New Developments and supporting text	Significant positive effects – re-drafting of policy provides further weight to provision of green infrastructure in new development and significantly enhances environmental objectives in particular
RSD/20	New policy HN8:	Significant positive effects – policy provides

SA ref	Significant Change - policy	Likely significant effects
	Biodiversity and Green Space and supporting text	further weight to improving biodiversity and resisting loss of green space and significantly enhances environmental objectives in particular
RSD/21	New Policy HN9: Aras of Landscape Value supporting text	Positive effects – new policy provides additional protection to protecting areas of landscape value, resulting in positive effects on environmental objectives
RSD/22	Re-drafted policy HN10: Amenity Green Spaces and supporting text	Positive effects mostly on environmental objectives although the re-drafted policy does not provide any additional sustainability effects to its alternatives in the earlier version of the Plan
RSD/23	New paragraphs relating to street trading and markets	Positive sustainability effects in terms of making the most efficient use of land and creating vibrant communities. The outcome of the change is unlikely to have a significant impact on economic objectives
RSD/28	Amendment to Policy CC1: Caravan, Camping and Chalet Sites and supporting text	Limited sustainability effects – the amendments will positively affect environmental objectives by providing protection to accessible green space, and could impact positively on economic objectives by requiring flexibility in the proportion of the site used for particular types of accommodation

*Table 1: Summary of likely significant effects of policy amendments*

SA Ref	Site no.	Significant change - sites	Have constraints or other issues been addressed been reflected in the Plan?
RSD/31	LRA10	New site at Land North of Downey Close	N/A – no further amendment to site policies required
RSD/35	GH12	New site at 63 Wishing Tree Road North (Former Wishing Tree Public House)	N/A – no further amendment to site policies required
RSD/36	GH13	New site at 133 Battle Road (Former Tivoli Tavern)	N/A – no further amendment to site policies required
RSD/37	FB2	Potential site capacity at Former West St Leonards Primary School increased	Yes – potential constraints identified as part of the assessment are addressed in site policy. Takes account of flood risk and provision of green space in particular
RSD/38	FB6	Potential site capacity at Cinque Ports Way, Former Stamco Timber Yard and TA Centre decreased, and site boundary amended	Yes – potential constraints identified as part of the assessment are addressed in site policy. Takes account of flood risk, connectivity in terms of walking and cycling. Amendments are reflective of these needs
RSD/40	FB13	New site at Hastings Garden Centre, Bexhill Road	Yes – potential constraints identified as part of the assessment are addressed in site policy. Flood risk reduced following updated

			information, and policy takes account of sites location in an Archaeological Notification Area and proximity to a Local Wildlife Site
RSD/41	FB14	New site at Land north of 31 Fern Road	Yes – potential constraints identified as part of the assessment are addressed in site policy. Takes account of ecological issues given the proximity of the site to protected green space
RSD/42	FB15	New site at Land north of 14 Fern Road	Yes – potential constraints identified as part of the assessment are addressed in site policy. Takes account of ecological issues given the proximity of the site to protected green space
RSD/44	SH3	Potential site capacity at Hurst Court reduced, and site boundary amended	N/A – no further amendment to site policies required
RSD/47	SH7	Potential site capacity at 191 The Ridge reduced	N/A – no further amendment to site policies required
RSD/48	SAP4	Potential site capacity at 347-349 London Road reduced	N/A – no further amendment to site policies required
RSD/50	SAP7	New site at Bilmore Corner, Battle Road	N/A – no further amendment to site policies required
RSD/51	SAP8	New site at 4 Wykeham Road	N/A – no further amendment to site policies required
RSD/55	MBL8	New site at Caple Ne Ferne, 2 Albany Road	N/A – no further amendment to site policies required
RSD/56	CLB3	Potential site capacity at Sorting Office, Kings Road increased	N/A – no further amendment to site policies required
RSD/61	HOV4	Potential site capacity at The Cheviots/Cotswold close increased, and site boundary amended	N/A – no further amendment to site policies required
RSD/62	HOV5	Potential site capacity at 87-221 (odds) Farley Bank reduced	N/A – no further amendment to site policies required
RSD/63	HOV6	Potential site capacity at Ore Business Park, Farley Bank reduced	N/A – no further amendment to site policies required

*Table 2: Summary of likely significant effects of the sites assessment, and whether changes required to the Development Management Plan*

## Mitigation measures

Given the limited impact of the significant changes to the Development Management Plan (no negative sustainability effects were identified in the policy assessment, and constraints to sites have been addressed in site policies) no other mitigation measures have been proposed. Neither is any further action suggested, nor mitigation measures required as a result of the assessment of cumulative and synergistic effects.

## **Selection of alternatives**

The sustainability appraisal process requires us to consider alternative options, and to assess sustainability implications of these. As the Development Management Plan preparation process is now nearing completion, alternatives were mostly selected through the earlier Sustainability Appraisal process, and reported on in the Final Sustainability Appraisal Report. However, for completeness, this report has undertaken an assessment in comparison with the alternatives in the earlier version of the Development Management Plan – the Proposed Submission Version (January 2013). In all cases, the significant changes as set out in this assessment have been selected as the most appropriate option to proceed with (see Appendix C).

## **Monitoring**

The detailed information regarding Plan finalisation, adoption and monitoring is set out in the Sustainability Appraisal of the Development Management Plan (November 2012). The Council will continuously monitor the effects of the policies in sustainability terms and report on the outcome of this through the Local Plan Monitoring Report. Further information on this report is available on our website at [http://www.hastings.gov.uk/environment\\_planning/planning/localplan/monitoring/](http://www.hastings.gov.uk/environment_planning/planning/localplan/monitoring/).

## 1.0 Introduction

### Purpose of this report

- 1.1 This Sustainability Appraisal Report appraises the significant changes that have been made to the Development Management Plan since it was last published for consultation in January 2013. It provides a supplement to the Sustainability Appraisal of the Development Management Plan dated November 2012 and will be published alongside the Revised Proposed Submission Development Management Plan in March 2014.
- 1.2 This report will ensure that the potential social, environmental and economic effects of changes to the Development Management Plan are fully assessed for their significant sustainability impacts, and reported on as part of the Plan making process.

### Sustainability Appraisal background

- 1.3 This Sustainability Appraisal report appraises significant changes that have not been appraised previously through the Plan preparation process. The report should therefore be read in conjunction with the following documents:
  - Revised Scoping Report (September 2011)<sup>3</sup>
  - Sustainability Appraisal of the Hastings Development Management Plan (November 2012)<sup>4</sup>
- 1.4 Collectively these sustainability reports have been prepared in accordance with government guidance on Sustainability Appraisal and incorporate the requirements of the Strategic Environmental Assessment Directive 2001/42/EC. A table signposting how elements of the Directive have been complied with is shown in Appendix A of this report.

### Consultation

- 1.5 Representations may be submitted in relation to the significant changes in the Revised Proposed Submission Development Management Plan Sustainability Appraisal Report, as well as on the Revised Proposed Submission Plan itself.
- 1.6 The consultation is running for a period of 6 weeks, from 10 March until 4.30pm on 22 April 2014. Representations can be submitted at any point during this period.
- 1.7 This is a formal stage of consultation, so representations must be made using the official response form or through our online consultation system. Comments made in any other format cannot be accepted.

**Online:** The easiest way to submit representations is online. Visit our website at: [http://www.hastings.gov.uk/environment\\_planning/planning/localplan/consultation/#current](http://www.hastings.gov.uk/environment_planning/planning/localplan/consultation/#current) and follow the links provided.

<sup>3</sup> [http://www.hastings.gov.uk/environment\\_planning/planning/localplan/sustainability/#scoping](http://www.hastings.gov.uk/environment_planning/planning/localplan/sustainability/#scoping)

<sup>4</sup> [http://www.hastings.gov.uk/environment\\_planning/planning/localplan/sustainability/#plan\\_sa](http://www.hastings.gov.uk/environment_planning/planning/localplan/sustainability/#plan_sa)

**Paper forms:** Paper copies of the response forms are available from the Community Contact Centre in the Town Hall, or can be downloaded from our website using the address above.

Responses, on the official form, can be submitted by hand or post, or attached to an e-mail, using the following contact details:

Hastings Borough Council  
Planning Policy  
FREEPOST RSCG-BSTS-GBRZ  
Aquila House  
Hastings  
East Sussex  
TN34 3UY

E-mail: [fplanning@hastings.gov.uk](mailto:fplanning@hastings.gov.uk)

- 1.8 Please note that all representations submitted will be made public. This will include the publication of your name but not your address or contact details.
- 1.9 Further information and updates will also be posted on Twitter and Facebook to help ensure you stay up to date with the process:

Twitter: [www.twitter.com/ShapingHastings](http://www.twitter.com/ShapingHastings)

Facebook: [www.facebook.com/shapinghastings](http://www.facebook.com/shapinghastings)

## 2.0 Appraisal methodology

### Assessment

2.1 The Sustainability Appraisal of the Revised Proposed Submission Development Management Plan has been undertaken in two stages.

#### Stage 1 – Initial Sustainability Assessment

2.2 Firstly, the most significant changes to the Development Management Plan (see Appendix D of that document) have been assessed to determine whether there are any likely sustainability implications as a result of the changes made, and whether a further sustainability appraisal of that change will be required. The results of this initial assessment, including a summary of the significant changes, are set out in Appendix B of this report.

#### Stage 2 – Sustainability Appraisal

2.3 Where it was determined in the initial sustainability assessment that an additional appraisal of the sustainability effects was required, a further sustainability appraisal was undertaken using the criteria in table 3 below.

Score	Effect
XX	The option will have a significant negative effect on the sustainability objective
X	The option will have a slight negative effect on the sustainability objective
?	The impact can not be predicted at this stage - potential/uncertain effect
-	No effect/direct link at this stage
✓	The option will have a slight positive effect on the sustainability objective
✓✓	The option will have a significant positive effect on the sustainability objective
S, M, L	Short, medium and long term

*Table 3: Criteria for assessment*

2.4 The outcome of the sustainability appraisal of the significant changes to the Revised Proposed Submission Development Management Plan, which includes both policy and sites assessment, is set out in section 4 beginning on page 18.

### Sustainability objectives

2.5 This assessment used the sustainability objectives and Sustainability Appraisal Framework developed and refined through the Scoping process, used in the previous Sustainability Appraisal of the Hastings Development Management Plan report (November 2012). The sustainability objectives are:

#### Social objectives

1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need

2. The health and well-being of the population is improved and inequalities in health are reduced
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. Opportunities are available for everyone to acquire new skills, and the 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, including access to the countryside and the historic environment
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

#### Environmental protection objectives

8. Land and buildings are used more efficiently and the best use is made of previously developed land
9. Biodiversity is protected, conserved and enhanced
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now and in the future
11. Parks and gardens, countryside, and the historic environment / townscape and landscape are protected, enhanced and made more accessible
12. Air pollution from transport and land use planning is reduced, and air quality continues to improve
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero / low carbon development (mitigation) and ensure the town is prepared for its impacts (adaptation)
14. The risk of pollution to all water resources is reduced, water quality is improved and water consumption is reduced
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings
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

#### Economic objectives

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 town is achieved and linked closely to social regeneration
21. Indigenous and inward investment is encouraged and accommodated

### Considering alternative options

- 2.6 The sustainability appraisal process requires us to consider alternative options to the plans, policies and proposals presented, and to assess the sustainability implications of these.
- 2.7 As stated above, this report assesses the sustainability implications of the significant changes to the Development Management Plan since its publication in

January 2013. The alternative to these suggested changes would be to continue with the existing policies and proposals published in the earlier version of the Plan, or to rely on Planning Strategy policy, and national policy or guidance where new policies or text are proposed. The sustainability appraisal of the policies published in the earlier version of the Development Management Plan (used in some instances as alternatives) is set out in the document Sustainability Appraisal of the Hastings Development Management Plan (November 2012).<sup>5</sup>

- 2.8 Commentary has also been provided as part of the full assessment process (see Appendix C), which considers how the change, as compared to its alternative, will positively or negatively effect the sustainability objectives.

### **3.0 Stage 1 - Initial Sustainability Assessment**

#### **About the Revised Submission Development Management Plan**

- 3.1 The schedule of significant changes to the Development Management Plan is set out in full in Appendix D of the Revised Proposed Submission Development Management Plan. These changes address issues arising from previous consultations and where appropriate, are reflective of updated advice and guidance, as well as those resulting from an updated evidence base. They have been taken forward into the Revised Proposed Submission Development Management Plan, which is to be published for formal consultation before submission to the Secretary of State for Independent Examination.

#### **The initial assessment**

- 3.2 The initial assessment of these significant changes, which determines whether a full sustainability appraisal of the change is required, is set out in full in Appendix B of this report. The initial assessment focuses primarily on the **outcome** of the proposed change or new policy; and whether the proposed change has been subject to sustainability appraisal in the earlier Sustainability Appraisal Report (November 2012), or whether a new appraisal is required.
- 3.3 The initial assessment has not looked at appraising each of the new site policies in Section 3 of the Revised Proposed Development Management Plan, unless there has been a change to the site capacity, or a new site has been included. Rather, it has looked at the principle of having a site policy as opposed to the previous situation where only supporting text was included. Neither has the initial assessment or subsequent sustainability appraisal looked at changes to the Monitoring Framework, Appendices or Policies Map, as these changes are all reflective of changes to the Plan policies and supporting text, which have been included within the appraisal methodology.
- 3.4 The summary table below takes account of the initial assessment of sustainability implications and signposts which changes require further sustainability appraisal as a result (see Appendix B for full analysis).

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<sup>5</sup> [http://www.hastings.gov.uk/environment\\_planning/planning/localplan/sustainability/#plan\\_sa](http://www.hastings.gov.uk/environment_planning/planning/localplan/sustainability/#plan_sa)

SA Ref	Site ref	Summary of significant change	Additional SA required?
RSD/1	N/A	Amendments to introductory text relating to process, consultation etc	No
RSD/2	N/A	New policy LP1: Overall Approach and supporting text	Yes
RSD/3	N/A	Amendments to Policy DM1: Design Principles and supporting text	Yes
RSD/4	N/A	Amendments to Policy DM2: Telecommunications Technology and supporting text	Yes
RSD/5	N/A	Deletion of paragraph 2.19 (old reference)	No
RSD/6	N/A	Amendments to policy DM3: General Amenity	Yes
RSD/7	N/A	Updating of text in relation to new Parking Standards Supplementary Planning Document	No
RSD/8	N/A	Amendments to Policy DM4: General Access	Yes
RSD/9	N/A	Amendment to Policy DM5: Ground Conditions	No
RSD/10	N/A	New paragraph highlighting importance of water quality, supporting policy DM6: Pollution and Hazards	Yes
RSD/11	N/A	Amendment to Policy DM6: Pollution and Hazards and supporting text	No
RSD/12	N/A	Amendment to Policy DM7: Water Resource Availability and supporting text	No
RSD/13	N/A	Amendment to Policy HC1: Conversion of Existing Dwellings and supporting text	Yes
RSD/14	N/A	Amendment to Policy HC2: Residential Institutions and Halls of Residence and supporting text	Yes
RSD/15	N/A	Amendment to remove references to Conservation Area Consent due to changes in legislation	No
RSD/16	N/A	Amendment to Policy HN2: Changing Doors, Windows and Roofs in Conservation Areas and supporting text	Yes
RSD/17	N/A	Amendment to Policy HN3: Demolition involving Heritage Assets and supporting text	No
RSD/18	N/A	New heritage Policy HN6: Former Convent of Holy Jesus Child, Magdalen Road and supporting text (moved from site allocations section)	No
RSD/19	N/A	Re-drafted policy HN7: Green Infrastructure in New Developments and supporting text	Yes
RSD/20	N/A	New Policy HN8: Biodiversity and Green Space and supporting text	Yes
RSD/21	N/A	New Policy HN9: Areas of Landscape Value and supporting text	Yes
RSD/22	N/A	Re-drafted policy HN10: Amenity Green Space and supporting text, which combines several policies from the earlier version of the Plan	Yes
RSD/23	N/A	New paragraphs relating to street trading and markets in Economic Policies section	Yes
RSD/24	N/A	Amendment to Policy SA1: Hastings Town Centre Shopping Area	No
RSD/25	N/A	New paragraphs relating to temporary flexible uses in shopping areas	No
RSD/26	N/A	Amendment to Policy SA2: Other Shopping Areas	No

SA Ref	Site ref	Summary of significant change	Additional SA required?
RSD/27	N/A	New paragraphs setting out factors that will be taken in to account in change of use applications in designated shopping areas	No
RSD/28	N/A	Amendment to Policy CC1: Caravan, Camping and Chalet sites and supporting text	Yes
RSD/29	N/A	Amendment to Policy CQ1: Cultural Quarters	No
RSD/30	All	New site policies for all sites in Site Allocations section	No
RSD/31	LRA10	New site at Land North of Downey Close	Yes
RSD/32	GH3	Amendment to site boundary at Spyways School, Gillsmans Hill	No
RSD/33	GH5	Amendment to site name – now Land at Redgeland Rise (Former Wishing Tree Nursery)	No
RSD/34	Former GH7	Removal of site at Land South of 12-17 Catsfield Close	No
RSD/35	GH12	New site at 63 Wishing Tree Road North (Former Wishing Tree Public House)	Yes
RSD/36	GH13	New site at 133 Battle Road (Former Tivoli Tavern)	Yes
RSD/37	FB2	Potential site capacity at Former West St Leonards Primary School increased	Yes
RSD/38	FB6	Potential site capacity at Cinque Ports Way, Former Stamco Timber Yard and TA Centre decreased, and site boundary amended	Yes
RSD/39	Former FB11	Removal of site at St Ethelburga's Church Hall	No
RSD/40	FB13	New site at Hastings Garden Centre, Bexhill Road	Yes
RSD/41	FB14	New site at Land north of 31 Fern Road	Yes
RSD/42	FB15	New site at Land north of 14 Fern Road	Yes
RSD/43	SH2	Site boundary amended at Osborne House, The Ridge	No
RSD/44	SH3	Potential site capacity at Hurst Court reduced, and site boundary amended	Yes
RSD/45	Former SH5	Removal of site at Rear of Linley Drive	No
RSD/46	Former SH6	Removal of site at 195 The Ridge	No
RSD/47	SH7	Potential site capacity at 191 The Ridge reduced	Yes
RSD/48	SAP4	Potential site capacity at 347-349 London Road reduced	Yes
RSD/49	Former SAP6	Removal of site at The Langham Hotel, 16 Elphinstone Road	No
RSD/50	SAP7	New site at Bilmore Corner, Battle Road	Yes
RSD/51	SAP8	New site at 4 Wykeham Road	Yes
RSD/52	MBL2	Amendment to site name – now 37 Charles Road West (Filsham Nurseries)	No
RSD/53	Former MBL6	Removal of site at 49-52 Caves Road	No
RSD/54	Former MBL7	Removal of site at 36-40 Caves Road	No
RSD/55	MBL8	New site at Caple Ne Ferne, 2 Albany Road	Yes
RSD/56	CLB3	Potential site capacity at Sorting Office, Kings Road	Yes

SA Ref	Site ref	Summary of significant change	Additional SA required?
		increased	
RSD/57	Former CLBX	Move into Historic Environment Section (see RSD/18)	No
RSD/58	HTC1	Amendment to allocated use of site – now mixed residential	No
RSD/59	Former HTC5	Removal of site at 36 & 37 Wellington Square	No
RSD/60	HTC6	Site boundary amended at Priory Quarter	No
RSD/61	HOV4	Potential site capacity at The Cheviots/Cotswold close increased, and site boundary amended	Yes
RSD/62	HOV5	Potential site capacity at 87-221 (odds) Farley Bank reduced	Yes
RSD/63	HOV6	Potential site capacity at Ore Business Park, Farley Bank reduced	Yes
RSD/64	Former HOV8	Removal of site at 2-20 (evens) Fellows Road	No
RSD/65	Former HOV10	Removal of site at 5-15 (odds) Fellows Road	No
RSD/66	HOV11	Site boundary amended at Ivyhouse Lane, Nothern Extension	No
RSD/67	Former CVO6	Removal of site at Former Hare & Hounds, 391 Old London Road	No

**Table 4: Summary of significant changes to Development Management Plan**

## 4.0 Stage 2 - Sustainability Appraisal

### Overall assessment results

- 4.1 This section of the report summarises the outcomes of the appraisal of those significant changes to the Development Management Plan that were identified as requiring further assessment.
- 4.2 The full and detailed matrices of the assessment are shown in Appendix C, although a summary of outcomes and potential effects is provided in the tables below. The assessment matrices are split into two sections. The first set provide the sustainability appraisal of the policy elements of the significant changes, followed by a more specific 'sites' assessment, which uses the same criteria as shown in the earlier Sustainability Appraisal Report (November 2012). Specifically, the sites assessment looks at the impact on the sustainability objectives in respect of the following headline issues:
  - Proximity to a district or local centre
  - Proximity to outdoor facilities and open space
  - Supporting regeneration
  - Supporting a shift to more sustainable modes of travel
  - Protecting the historic environment
  - Protecting the natural environment
  - Making the best use of natural resources
  - Avoiding flood risk
- 4.3 Appendix D provides an extract from earlier Sustainability Appraisal Report by URS that explains the decision rules associated with these criteria in more detail. For the purposes of this sites assessment (and to ensure completeness), we have also looked at the following issues under the "protecting the natural environment" header, that weren't included in the original Sustainability Appraisal report. These are:
  - Proximity to Local Nature Reserves
  - Proximity to Ancient Woodland
- 4.4 Local Green Spaces are now also included under the Proximity to Open Space criteria (as shown in Appendix D).

### Summary assessment results

- 4.5 Table 5 below provides a summary of the full sustainability appraisal undertaken in respect of the significant policy changes. No negative sustainability effects were recorded during the appraisal of the significant changes, and where additions to policies are proposed; these either enhanced the original policies in sustainability terms, or had the same results.
- 4.6 This is followed by table 6, which provides a summary of the detailed sites assessment. It highlights potential significant effects as highlighted by the Sustainability Appraisal, and shows whether these have been addressed in the Revised Submission Development Management Plan. The assessment shows that in all cases, the site specific issues raised by the appraisal are addressed in the individual site policies, providing mitigation measures were appropriate.

SA ref	Significant change	Summary of potential sustainability effects	Is this the preferred alternative in SA terms?
RSD/2	New policy LP1 and supporting text	Results in <b>positive sustainability effects</b> , with some uncertainty over whether seeking to encourage the submission of planning applications that take account of all other policies in the plan will minimise delays in the planning system and to help to bring forward higher levels of development overall	Yes
RSD/3	Amendments to Policy DM1 and supporting text	<b>Limited sustainability effects.</b> The minor amendments proposed provide additional protection to heritage, landscape and visual amenity, resulting in a positive effect on this objective	Yes
RSD/4	Amendments to Policy DM2 and supporting text	Results in <b>additional positive sustainability effects</b> in respect of efficient use of land, and protecting greenspaces, historic environment/ townscape and landscape	Yes
RSD/6	Amendments to policy DM3	A new criterion highlights the issue of safety and amenity, together with issues associated with location of development. Results in <b>some additional positive sustainability effects</b> in terms of health and well being and creating safe and secure environments	Yes
RSD/8	Amendments to Policy DM4	New criteria considering safety in terms of access requirements and need for transport assessments results in <b>additional positive sustainability effects</b> when compared against the alternative, in respect of improving travel choice, reducing reliance on the car, and creating safe and secure environments	Yes
RSD/10	New paragraph highlighting importance of water quality	The new text results in only <b>limited sustainability effects</b> . Only one additional positive effect recorded in respect of minimising water pollution, although the lack of policy weight means that this is also uncertain	Yes
RSD/13	Amendment to Policy HC1 and supporting text	The proposed amendments result in an <b>additional positive sustainability effect</b> as a result of recognising the importance of heritage assets in the policy text, and have the potential for a positive effect in terms of ensuring an appropriate dwelling mix in the locality, although this is recorded as having <b>some uncertainty</b> .	Yes
RSD/14	Amendment to Policy HC2 and supporting text	These are minor amendments that are more for clarification purposes and as such, result in <b>very limited sustainability effects</b> . There is the potential for positive effects in terms of creating vibrant and distinctive communities.	Yes
RSD/16	Amendment to Policy HN2 and supporting text	The inclusion of roofs within policy context results in <b>positive sustainability effects</b> , although they are not additional to that in the original policy, in respect of the remaining sustainability objectives	Yes

SA ref	Significant change	Summary of potential sustainability effects	Is this the preferred alternative in SA terms?
RSD/19	Re-drafted policy HN7 and supporting text	This more comprehensive green infrastructure policy results in <b>significant positive sustainability effects</b> , particularly in terms of environmental objectives. The amended text also scores positively in terms of health and well being and access to services	Yes
RSD/20	New policy HN8 and supporting text	Including a specific policy on green space and biodiversity results in <b>significant positive sustainability effects</b> , particularly in terms of environmental objectives. It also scores positively in terms of health and well being and access to services	Yes
RSD/21	New Policy HN9 supporting text	The new policy relating to areas of landscape value results in <b>some positive sustainability effects</b> , most particularly in terms of protecting landscape and creating locally distinctive communities. No other effect were recorded	Yes
RSD/22	Re-drafted policy HN10 and supporting text	This policy combines earlier policies into one, more general policy that applies to different types of local green spaces. Whilst the appraisal has resulted in <b>several positive sustainability effects</b> , none of these are additional to what was appraised before	Yes
RSD/23	New paragraphs relating to street trading and markets	The promotion of street trading and markets in the town centre results in <b>positive sustainability effects</b> in terms of making the most efficient use of land and creating vibrant communities. Potential for positive effect on economic objectives although some uncertainty on the extent of this given the limited weight of supporting text and the restriction to town centres	Yes
RSD/28	Amendment to Policy CC1 and supporting text	The additional text has resulted in <b>limited sustainability effects</b> . Referring to the need to minimise impact on accessible greenspace positively impacts on objectives relating to the protection of natural environment. There is potential for positive impacts on economic objectives in terms of providing flexibility for the proportion of touring caravans and campervans allowed on a site although some uncertainty over how significant this will be	Yes

**Table 5: Summary of significant policy changes – assessment results**

**Site assessment results**

SA ref	Site ref	Site name	Significant constraints	Other potential issues	Have constraints or other issues been reflected in Plan?
RSD/31	LRA10	Land North of Downey Close	<ul style="list-style-type: none"> <li>• Distance to a district or local centre</li> <li>• Distance to a cycle route</li> <li>• Distance to an amenity footpath</li> <li>• Use of previously developed land</li> </ul>	<ul style="list-style-type: none"> <li>• Not within the most deprived Super Output Areas</li> </ul>	<b>N/A</b> - Given the site size, the distance to a district or local centre is not significant in this instance, and shops are available in the wider Harrow Lane and Little Ridge Area. The distance to amenity footpaths and cycle routes will be considered as part of the wider green infrastructure network. It has been necessary to allocate both greenfield and brownfield sites in the Local Plan, although bringing forward brownfield sites first is still a priority in accordance with the National Planning Policy Framework
RSD/35	GH12	63 Wishing Tree Road North (Former Wishing Tree Public House)	<ul style="list-style-type: none"> <li>• Distance to a district or local centre</li> <li>• Distance to an amenity footpath</li> </ul>	None	<b>N/A</b> - Given the site size, the distance to a district or local centre is not significant in this instance, and shops are available in nearby Blackman Avenue and the Tesco Superstore. The distance to amenity footpaths will be considered as part of the wider green infrastructure network
RSD/36	GH13	133 Battle Road (Former Tivoli Tavern)	<ul style="list-style-type: none"> <li>• Distance to a cycle route</li> </ul>	<ul style="list-style-type: none"> <li>• Distance from a playground</li> </ul>	<b>N/A</b> - The distance from a cycle route will be considered as part of the wider green infrastructure network, and the site is still located within 200m of a playground. The site capacity of just 11 units does not justify inclusion of additional play facilities
RSD/37	FB2	Former West St Leonards Primary School	<ul style="list-style-type: none"> <li>• Distance to an amenity footpath</li> <li>• Proximity to a Local Wildlife Site</li> </ul>	<ul style="list-style-type: none"> <li>• Distance to district or local centre</li> <li>• Distance from a playground</li> </ul>	<b>Yes. Site requirements now included in policy</b> to address ecological and flood risk (fluvial, tidal and surface) issues, together with the requirements for new green space.

SA ref	Site ref	Site name	Significant constraints	Other potential issues	Have constraints or other issues been reflected in Plan?
			<ul style="list-style-type: none"> <li>Within flood risk zones 2 and 3</li> </ul>	<ul style="list-style-type: none"> <li>Distance from cycle route</li> <li>Within an area of shallow surface water flood risk, or flood hotspot</li> </ul>	<p>The extent of flood risk has now reduced, and as such, the increase in capacity can be adequately accommodated, subject to the necessary Flood Risk Assessment requirements. This has necessitated a decrease in the amount of open space provided, although the proportion is still adequate in relation to the size of the site</p> <p>Please also see earlier assessment in Sustainability Appraisal Report of the Development Management Plan (Nov 2012)</p>
RSD/38	FB6	Cinque Ports Way, Former Stamco Timber Yard and TA Centre	<ul style="list-style-type: none"> <li>Distance to an amenity footpath</li> <li>Proximity to a Local Wildlife Site</li> <li>Within flood risk zone 3</li> <li>Within area deep surface water flood risk</li> </ul>	None	<p><b>Yes. Site requirements are now included in policy</b> to address ecological and flood risk (fluvial, tidal and surface) issues, together with walking and cycling links to improve accessibility. Reduction in capacity is reflective of reducing the site boundary area.</p> <p>Please also see earlier assessment in Sustainability Appraisal Report of the Development Management Plan (Nov 2012)</p>
RSD/40	FB13	Hastings Garden Centre, Bexhill Road	<ul style="list-style-type: none"> <li>Distance to district/local centre</li> <li>Distance from playground</li> <li>Within flood risk zone 3</li> </ul>	<ul style="list-style-type: none"> <li>Not within the most deprived SOAs</li> <li>Distance to cycle route</li> <li>Within or adjacent an ANA</li> <li>Proximity to Local Wildlife Site</li> <li>Within an area of</li> </ul>	<p><b>Yes. Site requirements are now included in policy</b> to address flood risk (fluvial, tidal and surface) issues, together with acknowledgement of the sites location within an Archaeological Notification Area and adjacent to a Local Wildlife Site. Only a small part of the site is within area of flood risk</p> <p>The distance from a cycle route will be</p>

SA ref	Site ref	Site name	Significant constraints	Other potential issues	Have constraints or other issues been reflected in Plan?
				shallow surface water flood risk, or within Flood Hotspot	considered as part of the wider green infrastructure network
RSD/41	FB14	Land north of 31 Fern Road	<ul style="list-style-type: none"> <li>Distance to district/local centre</li> <li>Distance from playground</li> <li>Distance to a cycle route</li> <li>Proximity to a Local Nature Reserve</li> <li>Proximity to a Local Wildlife Site</li> <li>Use of previously developed land</li> </ul>	<ul style="list-style-type: none"> <li>Not within the most deprived SOAs</li> </ul>	<p><b>Yes. Site requirements are now included in policy</b> to address ecological issues. Given the site size, the distance to a district or local centre is not significant in this instance, and shops are available in nearby Fernside Avenue. Similarly, play provision is not required due to the size of the site and other available facilities in the vicinity. The distance to cycle routes will be considered as part of the wider green infrastructure network. It has been necessary to allocate both greenfield and brownfield sites in the Local Plan, although bringing forward brownfield sites first is still a priority in accordance with the National Planning Policy Framework.</p>
RSD/42	FB15	Land north of 14 Fern Road	<ul style="list-style-type: none"> <li>Distance to district/local centre</li> <li>Distance from playground</li> <li>Distance to a cycle route</li> <li>Use of previously developed land</li> </ul>	<ul style="list-style-type: none"> <li>Not within the most deprived SOAs</li> <li>Proximity to a Local Wildlife Site</li> </ul>	<p><b>Yes. Site requirements are now included in policy</b> to address ecological issues. Given the site size, the distance to a district or local centre is not significant in this instance, and shops are available in nearby Fernside Avenue. Similarly, play provision is not required due to the size of the site and other available facilities in the vicinity. The distance to cycle routes will be considered as part of the wider green infrastructure network. It has been necessary to allocate both greenfield and brownfield sites in the Local Plan, although bringing forward brownfield</p>

SA ref	Site ref	Site name	Significant constraints	Other potential issues	Have constraints or other issues been reflected in Plan?
					sites first is still a priority in accordance with the National Planning Policy Framework.
RSD/44	SH3	Hurst Court	<ul style="list-style-type: none"> <li>Distance to district/local centre</li> <li>Distance from playground</li> <li>Distance to cycle route</li> <li>Distance to amenity footpath</li> </ul>	<ul style="list-style-type: none"> <li>Not within the most deprived SOAs</li> <li>Within or adjacent an Archaeological Notification Area</li> </ul>	<p><b>N/A</b> As part of the original site area has already been developed, the remaining site capacity and site boundary have been reduced. It does not affect the previous appraisal, although the inclusion of site policies does ensure that the site specific requirements such as ecological assessments and a Historic Environment Record will be given more weight</p> <p>Please also see earlier assessment in Sustainability Appraisal Report of the Development Management Plan (Nov 2012)</p>
RSD/47	SH7	191 The Ridge	<ul style="list-style-type: none"> <li>Distance to district/local centre</li> <li>Distance from playground</li> <li>Distance to cycle route</li> <li>Distance to amenity footpath</li> </ul>	<ul style="list-style-type: none"> <li>Not within the most deprived SOAs</li> <li>Distance from open space</li> <li>Within or adjacent an ANA</li> <li>Use previously developed land</li> </ul>	<p><b>N/A</b> – This is a minimal decrease in capacity reflective of a more recent planning consent, and doesn't affect the previous sustainability appraisal</p> <p>Please see earlier assessment in Sustainability Appraisal Report of the Development Management Plan (Nov 2012)</p>
RSD/48	SAP4	347-349 London Road	<ul style="list-style-type: none"> <li>Distance to amenity footpath</li> </ul>	<ul style="list-style-type: none"> <li>Not within the most deprived SOAs</li> <li>Distance to cycle route</li> </ul>	<p><b>N/A</b> – This is a decrease in capacity reflective of updated planning application, and doesn't affect the previous sustainability appraisal</p> <p>Please see earlier assessment in Sustainability Appraisal Report of the Development Management Plan (Nov 2012)</p>
RSD/50	SAP7	Bilmore Corner,	<ul style="list-style-type: none"> <li>Distance to cycle</li> </ul>	<ul style="list-style-type: none"> <li>Not within the most</li> </ul>	<b>N/A</b> - The distance from a cycle route will be

SA ref	Site ref	Site name	Significant constraints	Other potential issues	Have constraints or other issues been reflected in Plan?
		Battle Road	route	<ul style="list-style-type: none"> <li>deprived SOAs</li> <li>Distance from playground</li> <li>Distance from open space</li> <li>Distance to amenity footpath</li> </ul>	considered as part of the wider green infrastructure network. Given the site size and other opportunities in the vicinity, it is not necessary to provide play facilities or additional open space; although it is important to note that the site is still located between 200-400m away from existing facilities
RSD/51	SAP8	4 Wykeham Road	<ul style="list-style-type: none"> <li>Distance from playground</li> <li>Distance to cycle route</li> <li>Distance to amenity footpath</li> </ul>	<ul style="list-style-type: none"> <li>Not within the most deprived SOAs</li> <li>Distance to district/local centre</li> </ul>	<b>N/A</b> - The distance from a cycle route and amenity footpath will be considered as part of the wider green infrastructure network. Given the site size and other facilities in the vicinity, it is not necessary to provide additional play facilities
RSD/55	MBL8	Caple Ne Ferne, 2 Albany Road	<ul style="list-style-type: none"> <li>Distance to district/local centre</li> <li>Distance from playground</li> <li>Distance to cycle route</li> <li>Distance to amenity footpath</li> </ul>	None	<b>N/A</b> - The distance from a cycle route and amenity footpath will be considered as part of the wider green infrastructure network. Given the site size and other facilities in the vicinity, it is not necessary to provide additional play facilities, or additional shops on site
RSD/56	CLB3	Sorting Office, Kings Road	<ul style="list-style-type: none"> <li>Distance to cycle route</li> <li>Distance to amenity footpath</li> <li>Within conservation area</li> </ul>	<ul style="list-style-type: none"> <li>Within an area of shallow surface water flood risk, or within Flood Hotspot</li> </ul>	<p><b>N/A</b> – The increase in capacity is reflective of a more recent planning consent and doesn't affect the previous sustainability appraisal</p> <p>Please see earlier assessment in Sustainability Appraisal Report of the Development Management Plan (Nov 2012)</p>
RSD/61	HOV4	The	<ul style="list-style-type: none"> <li>Distance to</li> </ul>		<b>N/A</b> – The increase in capacity is reflective of

SA ref	Site ref	Site name	Significant constraints	Other potential issues	Have constraints or other issues been reflected in Plan?
		Cheviots/Cotswold Close	<ul style="list-style-type: none"> <li>district/local centre</li> <li>Distance to amenity footpath</li> </ul>		<p>a more recent planning consent, and doesn't affect the previous sustainability appraisal</p> <p>Please see earlier assessment in Sustainability Appraisal Report of the Development Management Plan (Nov 2012)</p>
RSD/62	HOV5	87-221 (odds) Farley Bank reduced	<ul style="list-style-type: none"> <li>Distance to amenity footpath</li> </ul>	<ul style="list-style-type: none"> <li>Distance to district/local centre</li> </ul>	<p><b>N/A</b> – The decrease in capacity is reflective of a more recent planning consent, and doesn't affect the previous sustainability appraisal</p> <p>Please see earlier assessment in Sustainability Appraisal Report of the Development Management Plan (Nov 2012)</p>
RSD/63	HOV6	Ore Business Park, Farley Bank	<ul style="list-style-type: none"> <li>Distance to amenity footpath</li> </ul>	<ul style="list-style-type: none"> <li>Distance to district/local centre</li> <li>Proximity to Local Wildlife Site</li> </ul>	<p><b>N/A</b> – The decrease in capacity is reflective of updated planning application, and doesn't affect the previous sustainability appraisal</p> <p>Please see earlier assessment in Sustainability Appraisal Report of the Development Management Plan (Nov 2012)</p>

**Table 6: Summary of site assessment results**

## **Cumulative and synergistic effects**

- 4.7 An assessment of the cumulative and synergistic effects is required to ensure that the significant changes to the Development Management Plan are considered in the wider context of their 'in-combination' effect on the sustainability objectives. It is also important to consider these changes in light of the existing Development Management Plan policies that remain unchanged. As such, this report should be read in conjunction with the earlier Sustainability Appraisal of the Development Management Plan report (November 2012), published in January 2013.
- 4.8 The assessment in Appendix C provides a brief commentary on potential cumulative or synergistic effects. However, the appraisal itself shows only positive effects on the sustainability objectives as a result of the significant changes to the Development Management Plan, which means that there is not considered to be any conflict between the changes themselves and that the in-combination effects will enhance the remainder of the Plan, particularly in terms of its environmental objectives.
- 4.9 Cumulative impacts of the site allocations have been considered in detail as part of the strategic, Planning Strategy process, where the impact of the overall level of development was assessed in detail. However, there is still be potential for more localised cumulative impacts to arise from development, for example in relation to traffic impacts, play provision, impacts on protected green space and provision of new open space. The new site policies ensure that requirements such as those listed below will prevent harm or mitigation measures will be put in place to minimise harm and ensure overall sustainability. Potential requirements include:
  - Transport assessments
  - Ecological assessments
  - Financial contributions to the enhancement or management of protected greenspace, open space or play provision
  - Safeguarding of land/contributions to the green infrastructure network (including pedestrian and cycle routes)
- 4.10 It is not considered that the cumulative and synergistic effects of the significant changes to the Development Management Plan require further action, or the identification of additional mitigation measures.

## 5.0 Conclusions

- 5.1 The significant changes to the Development Management Plan as proposed have improved the Plan in sustainability terms. No negative effects have been recorded. As a result, there has been little change to the Sustainability Appraisal as presented in the previous report dated November 2012, other than the inclusion of additional development sites that now have planning consent.
- 5.2 Given the lack of negative effects resulting from this appraisal, it has not been necessary to identify mitigation measures that haven't been taken on board already. The inclusion of a site policy for each development allocation in particular, has made much clearer what site specific issues need to be addressed from the outset and specifically addresses potential sustainability effects such as protecting greenspace, provision of new open space, addressing traffic impacts and heritage implications. The changes to the natural environment policies (SA references RSD19-22) also result in additional positive impacts that enhance the sustainability of the Development Management Plan in terms of the environmental objectives.
- 5.3 Whilst this appraisal has highlighted some uncertain impacts, the potential effects of these are not so significant to warrant recommendations for further changes.
- 5.4 It is therefore considered that the significant changes as assessed in this Sustainability Appraisal Report are the most appropriate alternatives, and should be taken forward into the final Development Management Plan.

## Monitoring

- 5.5 The detailed information regarding Plan finalisation, adoption and monitoring is set out in the Final Sustainability Appraisal Report of the Development Management Plan (November 2012), and supplemented by the schedule of significant changes in Appendix D of the Revised Submission Development Management Plan. Overall however, the Council will continuously monitor the effects of the policies in sustainability terms and report on the outcome of this through Local Plan Monitoring Report<sup>6</sup>.

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<sup>6</sup> [http://www.hastings.gov.uk/environment\\_planning/planning/localplan/monitoring/](http://www.hastings.gov.uk/environment_planning/planning/localplan/monitoring/)

## Appendix A – Compliance with the SEA Directive

Environmental Report requirements (SEA Directive)	Where covered in the Sustainability Appraisal process
Preparation of an Environmental report detailed below (Article 5):	This Sustainability Appraisal Report incorporates the environmental report and was published alongside the Revised Submission Development Management Plan
a) An outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes	Scoping Report and Sustainability Appraisal of the Development Management Plan (November 2012)
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Scoping Report and Sustainability Appraisal of the Development Management Plan (November 2012)
c) The environmental characteristics of areas likely to be significantly affected	Scoping Report and Sustainability Appraisal of the Development Management Plan (November 2012)
d) Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Scoping Report and Sustainability Appraisal of the Development Management Plan (November 2012)
e) The environmental protection objectives relevant to the plan, and the way those objectives and any environmental considerations have been taken into account	Section 2, page 12 of this report
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Section 4, page 18 and Appendix C of this report
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment	Section 4, page 18 and Appendix C of this report
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information	Section 2, page 13 and section 4, page 19 of this report
i) A description of measures envisaged concerning monitoring	Section 5, page 28 of this report
j) A non-technical summary of the information provided under the above headings	Page 4 of this report
Consult responsible environmental authorities when	Scoping Report

deciding on the scope and level of detail of the information which must be included in the environmental report (Article 5.4)	
Consult with responsible environmental bodies and the public on the draft plan and the environment report before the plan is adopted (Article 6)	Section 1, page 10 of this report
Take into account the Environmental Report and consultation responses during the preparation of the plan before it is adopted (Article 8)	Significant changes arising from the formal public consultation will be reported on following this report
When a plan is adopted Responsible Environmental bodies and the public and other relevant bodies will be informed of (Article 9): a) the plan is adopted b) a statement summarising how environmental consideration have been integrated into the plan, how any consultation responses have been taken into account and the reasons for choosing the plan as adopted. c) the measures for monitoring (Article 9)	Will be undertaken in accordance with Regulations following adoption

## Appendix B – Sustainability Implications of Changes to the Development Management Plan

Ref:	Chapter	Policy/ paragraph number (new)	Change to Development Management Plan	Sustainability Implications
RSD/1	Section 1: Introduction	1.2, 1.8 – 1.12, 1.15, 1.19 1.23 - end	Factual text updates providing clarification on the process, dates for consultation, how representations will be dealt with, and how the document is set out (taking account of the changes to the document)	None – these are factual update describing process in preparing the Development Management Plan, and the layout of the document itself  Sustainability appraisal required? <b>No</b>
RSD/2	Section 2: Overall approach	Policy LP1: Considering Planning Applications and supporting text (paras 2.1 – 2.4)	A new policy that describes how planning applications will be assessed, referring to national and local policy. It sets out the key issues to be considered, and how the Council will work with partners to ensure an acceptable standard of development. Supporting text provides further detail to this, introduces the validation checklist, and identifies the procedures that should be followed	This is a new policy that has not been subject to sustainability appraisal at early stages of the process  Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b>
RSD/3	Section 2: General Guidance Policies	Policy DM1: Design Principles and supporting text (para 2.17)	Amendments to the supporting text to highlight importance of the town's heritage, ecology, topography, townscape and landscape. Also specifically references that the impact on protected areas of countryside must also be considered in the determination of planning applications  Policy DM1 is amended to refer to the potential impacts on areas of heritage and landscape, and the need for landscape assessments as appropriate. It also now refers to existing Supplementary Planning Documents (SPDs) that provide further guidance to support this policy, and	This includes changes to policy and supporting text that have not been subject to sustainability appraisal at earlier stages of the process  Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b>

Ref:	Chapter	Policy/ paragraph number (new)	Change to Development Management Plan	Sustainability Implications
			criteria relating to the protection and enhancement of local character, and the surrounding neighbourhood is split into two, instead of being combined	
RSD/4	Section 2: General Guidance Policies	Policy DM2: Telecommunications Technology and supporting text (para 2.19)	Supporting text provides further detail about telecommunications installations and the need to plan effectively for them. Revised policy sets out criteria detailing the specific requirements for the siting of these technologies	<p>This includes changes to policy and supporting text that have not been subject to sustainability appraisal at earlier stages of the process</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>
RSD/5	Section 2: General Guidance Policies	Old paragraph number 2.18	Deletion of paragraph explaining that policy DM3 will be used in the determination of planning applications	<p>None – this relates to process and is duplicated by new Policy LP1, which will be subject its own sustainability appraisal (see RSD/2 above)</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/6	Section 2: General Guidance Policies	Policy DM3: General Amenity	New criteria h) that requires highlighting issues of safety and the need to consider other risks to amenity in the vicinity of the proposed development	<p>This is new policy that has not been subject to sustainability appraisal at early stages of the process</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>
RSD/7	Section 2: General Guidance Policies	Paras 2.30 and 2.31	Amendments to references – updated Supplementary Planning Document	<p>None – this relates to a change in name of the document , not the principle of having Parking Standards guidance</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/8	Section 2: General Guidance Policies	Policy DM4: General Access	New criteria relating to the consideration of safety in terms of access, as well as introducing the requirement for transport assessments as necessary in new development. Amendment to policy text to refer to the potential for pedestrian and cycle routes and the consideration of the Parking Standards SPD	<p>This includes changes to policy that have not been subject to sustainability appraisal at earlier stages of the process</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>

Ref:	Chapter	Policy/ paragraph number (new)	Change to Development Management Plan	Sustainability Implications
RSD/9	Section 2: General Guidance Policies	Policy DM5: Ground Conditions	Amendment to policy text clarifying reason for policy	<p>None – this does not change the outcome of the policy, merely adds clarity.</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/10	Section 2: General Guidance Policies	Para 2.37	New paragraph highlighting the importance of considering water quality in new development, and stating that applications will be expected to be accompanied by surveys and mitigation measures as appropriate	<p>This is new supporting text that has not been subject to sustainability appraisal at earlier stages of the process</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>
RSD/11	Section 2: General Guidance Policies	Policy DM6: Pollution and Hazards and supporting text (para 2.36)	Minor amendment to policy and supporting text to change “smell” to “odour”. Amendment to clarify reason for policy	<p>None – this is clarification of terminology and reasoning for policy, and doesn’t affect the outcome of the appraisal</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/12	Section 2: General Guidance Policies	Policy DM7: Water Resource Availability and supporting text (paras 2.42 – 2.43)	Amendment to policy title, removal of reference to Marine Conservation Zones in policy and further detail in supporting text regarding water resources, potential impacts on them and the required licenses and sources of data	<p>None – these are minor amendments that do not represent significant changes, nor do they affect the outcome of the policy. Further detail provides clarification only</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/13	Section 2: Housing and the Community	Policy HC1: Conversion of Existing Dwellings and supporting text (paras 3.1 – 3.3)	<p>Amendments to supporting text to include additional explanation regarding the purpose and implementation of the policy in terms of protection and supply of family homes</p> <p>Amendment to policy to refer to changing a dwelling to another use, as well as into multiple dwellings, and the insertion of an additional criteria resisting extensions and significant changes to room layouts as part of conversion</p>	<p>This is new policy and supporting text that has not been subject to sustainability appraisal at earlier stages of the process</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>

Ref:	Chapter	Policy/ paragraph number (new)	Change to Development Management Plan	Sustainability Implications
RSD/14	Section 2: Housing and the Community	Policy HC2: Residential Institutions and Halls of Residence and supporting text (paras 3.4 – 3.9)	Amendments to policy and supporting text to clarify that the policy is to be applied to Halls of Residence only as opposed to other forms of accommodation for students. Policy also amended to make clear that proposals need to ensure adequate residential mix in the locality	<p>This is new policy and supporting text that has not been subject to sustainability appraisal at earlier stages of the process</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>
RSD/15	Section 2: Historic and Natural Environment	Paras 4.2 and 4.4	Insertion of list of Conservation Areas and amendment to supporting text to remove reference to separate Conservation Area Consent	<p>None – This is to provide further clarity in the Development Management Plan and consistency with the Policies Map, and is reflective of changes in national policy. The changes do not therefore, require further appraisal</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/16	Section 2: Historic and Natural Environment	Policy HN2: Changing doors, windows and roofs in Conservation areas and supporting text (paras 4.13 and 4.14)	Amendments to policy and supporting text to include reference to roofs and roofing materials	<p>This widens the scope of the policy, which has not been subject of sustainability appraisal at earlier stages of the process</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>
RSD/17	Section 2: Historic and Natural Environment	Policy HN3: Demolition involving Heritage Assets and supporting text (para 4.15)	Clarity in policy to make clear that demolition in a Conservation Area is still a material consideration, despite removal of requirement for Conservation Area Consent	<p>None – This is reflective of changes in national policy and does not require further appraisal</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/18	Section 2: Historic and Natural Environment	Policy HN6: Former Convent of Holy Jesus Child, Magdalen Road and supporting text (paras 4.20 – 4.25)	Policy and supporting text moved from site allocations section to Historic and Natural Environment section	<p>None – the text has been replaced like for like, just in a different section of the Plan. Sustainability Appraisal has already been undertaken in earlier stages of the process</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/19	Section 2: Historic and	Policy HN7: Green Infrastructure in New	Re-drafted policy and supporting text relating to green infrastructure and the	Whilst the emphasis of the policy has not changed significantly, the entire section has been re-organised

Ref:	Chapter	Policy/ paragraph number (new)	Change to Development Management Plan	Sustainability Implications
	Natural Environment	Developments and supporting text (paras 4.27 – 4.31)	green infrastructure network. It explains how this policy relates to the Planning Strategy, what constitutes green infrastructure, and how it should be provided for in new development proposals	with new policies being created, which have not been subject to sustainability appraisal at earlier stages of the process. It is therefore considered more comprehensive to re-appraise each policy in the Natural Environment section  Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b>
RSD/20	Section 2: Historic and Natural Environment	Policy HN8: Biodiversity and Green Space and supporting text (paras 4.32 – 4.34)	New policy and supporting text that relates to biodiversity and green space. The policy identifies the hierarchy of weight given to designated sites and requires an ecological constraints and opportunities assessment to be provided alongside applications where further information on potential ecological issues is required	Whilst the emphasis of the policy has not changed significantly from the text in the original version, the entire section has been re-organised with new policies being created, which have not been subject to sustainability appraisal at earlier stages of the process. It is therefore considered more comprehensive to re-appraise each policy in the Natural Environment section  Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b>
RSD/21	Section 2: Historic and Natural Environment	Policy HN9 – Areas of Landscape Value and supporting text (paras 4.35 – 4.37)	New policy to protect areas of scenic importance, particularly the High Weald Area of Outstanding Natural Beauty	This is new policy that has not been subject to sustainability appraisal at earlier stages of the process  Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b>
RSD/22	Section 2: Historic and Natural Environment	Policy HN10 – Amenity Green Space (paras 4.38 – 4.42)	This combines earlier policies relating to Private Open Space, Allotments and Local Green Space into a single policy	Whilst the emphasis of the policy has not changed significantly, the entire section has been re-organised with new policies being created, which have not been subject to sustainability appraisal at earlier stages of the process. It is therefore considered more comprehensive to re-appraise each policy in the Natural Environment section  Sustainability appraisal required? <b>Yes (see Appendix</b>

Ref:	Chapter	Policy/ paragraph number (new)	Change to Development Management Plan	Sustainability Implications
				<b>C for full assessment)</b>
RSD/23	Section 2: Economic Policies	Paras 5.5 – 5.6	New paragraphs relating to street trading and markets	<p>This is new supporting text that has not been subject to sustainability appraisal at earlier stages of the process</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>
RSD/24	Section 2: Economic Policies	Policy SA1: Hastings Town Centre Shopping Area	Clarification of terms – referring to total floorspace in respect of Priory Meadow and units in respect of the remaining town centre shopping area	<p>None – this change is for clarification only, and does not change the intended outcome of the policy</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/25	Section 2: Economic Policies	Paras 5.15 and 5.26	New paragraphs that clarify the situation with regard to temporary flexible uses	<p>None – text clarifies the situation following a change in permitted development regulations, and therefore doesn't need to be appraised here</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/26	Section 2: Economic Policies	Policy SA2: Other Shopping Areas	Amendment to policy to move West St Leonards Shopping Area in the hierarchy of centres	<p>None – this is a factual change that does not affect the outcome of the policy</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/27	Section 2: Economic Policies	Paras 5.14, 5.27	New paragraph outlining the factors that will be taken into account when determining whether changes of use away from retail units in designated shopping areas are acceptable	<p>This is new supporting text that provides further clarification to existing policy – it doesn't affect the outcome of the policy</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/28	Section 2: Economic Policies	Policy CC1: Caravan, Camping and Chalet sites and supporting text (paras 5.35 – 5.36)	Removal of clause that restricts the use of caravan, camping and chalet sites on a seasonal basis, an amendment to specifically reference the need to minimise impact on accessible greenspaces, and to allow for flexibility in the amount of provision made on site. Supporting text amended to reflect these	<p>This includes changes to policy that have not been subject to sustainability appraisal at earlier stages of the process</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>

Ref:	Chapter	Policy/ paragraph number (new)	Change to Development Management Plan	Sustainability Implications
			changes and highlight importance of minimising impact on the Area of Outstanding Natural Beauty and other environmental designations	
RSD/29	Section 2: Economic Policies	Policy CQ1: Cultural Quarters	Removal of paragraph in policy that refers to other relevant policies in the Development Management Plan	None – this change is for clarification only, and does not change the intended outcome of the policy  Sustainability appraisal required? <b>No</b>
RSD/30	Section 3: Site Allocations	Focus Areas 1 - 13	Introduces new site policies for each site, identifying site specific opportunities and requirements (based on other policies in the Planning Strategy and Development Management Plan) where appropriate	The site policies do not introduce new policy text – they amalgamate the site specific requirements mentioned in the earlier supporting text, together with the requirements of other policies in the Plan. All of these elements would have been appraised at an earlier stage of the process  Sustainability appraisal required? <b>No</b>
RSD/31	Section 3: Site Allocations	Focus Area 1: Little Ridge and Ashdown – Site LRA10	New site included – Land North of Downey Close	This is a new site that has not been subject to sustainability appraisal at an earlier stage of the process.  Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b>
RSD/32	Section 3: Site Allocations	Focus Area 2: Greater Hollington – Site GH3	Amendment to site boundary – Spyways School, Gillsmans Hill	Amendments reflective of minor change to site boundaries as a result of adjacent planning permissions. Not a significant change.  Sustainability appraisal required? <b>No</b>
RSD/33	Section 3: Site Allocations	Focus Area 2: Greater Hollington – Site GH5	Amendment to site name – now Land at Redgeland Rose (Former Wishing Tree Nursery)	None – this is a minor amendment to the site name. There are no sustainability implications.  Sustainability appraisal required? <b>No</b>
RSD/34	Section 3: Site Allocations	Focus Area 2: Greater Hollington	Site at Land South of 12-17 Catsfield Close removed	None – the site has now been removed from the Development Management Plan

Ref:	Chapter	Policy/ paragraph number (new)	Change to Development Management Plan	Sustainability Implications
		(former Site GH7)		Sustainability appraisal required? <b>No</b>
RSD/35	Section 3: Site Allocations	Focus Area 2: Greater Hollington - Site GH12	New site included – 63 Wishing Tree Road North (Former Wishing Tree Public House)	<p>This is a new site that has not been subject to sustainability appraisal at an earlier stage of the process</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>
RSD/36	Section 3: Site Allocations	Focus Area 2: Greater Hollington - Site GH13	New site included – 133 Battle Road (Former Tivoli Tavern)	<p>This is a new site that has not been subject to sustainability appraisal at an earlier stage of the process</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>
RSD/37	Section 3: Site Allocations	Focus Area 3: Filsham Valley & Bulverhythe – Site FB2	Potential capacity of site at Former West St Leonards Primary School increased from 70 to 100 dwellings	<p>This is an increase in capacity and therefore requires an updated appraisal</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>
RSD/38	Section 3: Site Allocations	Focus Area 3: Filsham Valley & Bulverhythe – Site FB6	Potential capacity of site at Cinque Ports Way, Former Stamco Timber Yard and TA Centre decreased from 54 to 25 dwellings. Site boundary amended	<p>This is a decrease in capacity and therefore requires an updated appraisal</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>
RSD/39	Section 3: Site Allocations	Focus Area 3: Filsham Valley & Bulverhythe (former site FB11)	Site at St Ethelburga's Church Hall removed	<p>None – the site has now been removed from the Development Management Plan</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/40	Section 3: Site Allocations	Focus Area 3: Filsham Valley & Bulverhythe – Site FB13	New site included – Hastings Garden Centre, Bexhill Road	<p>This is a new site that has not been subject to sustainability appraisal at an earlier stage of the process</p> <p>Sustainability appraisal required? <b>Yes (see Appendix</b></p>

Ref:	Chapter	Policy/ paragraph number (new)	Change to Development Management Plan	Sustainability Implications
				<b>C for full assessment)</b>
RSD/41	Section 3: Site Allocations	Focus Area 3: Filsham Valley & Bulverhythe – Site FB14	New site included – Land north of 31 Fern Road	<p>This is a new site that has not been subject to sustainability appraisal at an earlier stage of the process</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>
RSD/42	Section 3: Site Allocations	Focus Area 3: Filsham Valley & Bulverhythe – Site FB15	New site included – Land north of 14 Fern Road	<p>This is a new site that has not been subject to sustainability appraisal at an earlier stage of the process</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>
RSD/43	Section 3: Site Allocations	Focus Area 4: St Helens – Site SH2	Site boundary amended at Osborne House, The Ridge	<p>None – this is not affecting the amount of development, the change is reflective of current circumstances and ownership, and results in only a minor alteration to the boundary</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/44	Section 3: Site Allocations	Focus Area 4: St Helens – Site SH3	Potential site capacity at Hurst Court reduced from 30 to 20 dwellings. Site boundary amended.	<p>This is a decrease in capacity and therefore requires an updated appraisal</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>
RSD/45	Section 3: Site Allocations	Focus Area 4: St Helens (former site SH5)	Site at Rear of Linley Drive removed	<p>None – the site has now been removed from the Development Management Plan</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/46	Section 3: Site Allocations	Focus Area 4: St Helens (former site SH6)	Site at 195 The Ridge removed	<p>None – the site has now been removed from the Development Management Plan</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/	Section 3: Site	Focus Area 4: St	Potential site capacity at 191 The Ridge	This is a decrease in capacity and therefore requires

Ref:	Chapter	Policy/ paragraph number (new)	Change to Development Management Plan	Sustainability Implications
47	Allocations	Helens – Site SH7	reduced from 13 to 8 dwellings	an updated appraisal  Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b>
RSD/48	Section 3: Site Allocations	Focus Area 5: Silverhill & Alexandra Park – Site SAP4	Potential site capacity at 347-349 London Road reduced from 22 to 18 dwellings	This is a decrease in capacity and therefore requires an updated appraisal  Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b>
RSD/49	Section 3: Site Allocations	Focus Area 5: Silverhill & Alexandra Park (former site SAP6)	Site at The Langham Hotel, 16 Elphinstone Road removed	None – the site has now been removed from the Development Management Plan  Sustainability appraisal required? <b>No</b>
RSD/50	Section 3: Site Allocations	Focus Area 5: Silverhill & Alexandra Park – Site SAP7	New site included at Bilmore Corner, Battle Road	This is a new site that has not been subject to sustainability appraisal at an earlier stage of the process  Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b>
RSD/51	Section 3: Site Allocations	Focus Area 5: Silverhill & Alexandra Park – Site SAP8	New site included at 4 Wykeham Road	This is a new site that has not been subject to sustainability appraisal at an earlier stage of the process  Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b>
RSD/52	Section 3: Site Allocations	Focus Area 6: Maze Hill & Burton's St Leonards – Site MBL2	Amendment to site name – now 37 Charles Road West (Filsham Nurseries)	None – this is a minor amendment to the site name. There are no sustainability implications.  Sustainability appraisal required? <b>No</b>
RSD/53	Section 3: Site Allocations	Focus Area 6: Maze Hill & Burton's St Leonards (former site MBL6)	Site at 49-52 Caves Road removed	None – the site has now been removed from the Development Management Plan  Sustainability appraisal required? <b>No</b>

Ref:	Chapter	Policy/ paragraph number (new)	Change to Development Management Plan	Sustainability Implications
RSD/54	Section 3: Site Allocations	Focus Area 6: Maze Hill & Burtons' St Leonards (former site MBL7)	Site at 36-40 Caves Road removed	None – the site has now been removed from the Development Management Plan  Sustainability appraisal required? <b>No</b>
RSD/55	Section 3: Site Allocations	Focus Area 6: Maze Hill & Burtons' St Leonards – Site MBL8	New site included at Caple Ne Ferne, 2 Albany Road	This is a new site that has not been subject to sustainability appraisal at an earlier stage of the process  Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b>
RSD/56	Section 3: Site Allocations	Focus Area 7: Central St Leonards & Bohemia – Site CLB3	Potential site capacity at Sorting Office, Kings Road increased from 8 to 9 dwellings	This is an increase in capacity and therefore requires an updated appraisal  Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b>
RSD/57	Section 3: Site Allocations	Focus Area 7: Central St Leonards & Bohemia (Former site CLBX)	Move site policy into Historic Environment Section – See RSD/18	See RSD/18  Sustainability appraisal required? <b>No</b>
RSD/58	Section 3: Site Allocations	Focus Area 8: Hastings Town Centre – Site HTC1	Amendment to allocated use of the site – changed from 'residential' to 'mixed residential'	This is clarification of terms (to allow for student accommodation if necessary) and will not have any significant sustainability implications  Sustainability appraisal required? <b>No</b>
RSD/59	Section 3: Site Allocations	Focus Area 8: Hastings Town Centre (Former Site HTC5)	Site at 36 & 37 Wellington Square removed	None – the site has now been removed from the Development Management Plan  Sustainability appraisal required? <b>No</b>
RSD/60	Section 3: Site Allocations	Focus Area 8: Hastings Town Centre – Site HTC6	Site boundary amended at Priory Quarter	None – this is not affecting the amount of development, the change is reflective of current circumstances  Sustainability appraisal required? <b>No</b>

Ref:	Chapter	Policy/ paragraph number (new)	Change to Development Management Plan	Sustainability Implications
RSD/61	Section 3: Site Allocations	Focus Area 11: Hillcrest & Ore Valley – Site HOV4	Potential site capacity at The Cheviots/Cotswold Close increased from 63 to 79 dwellings. Site boundary amended	<p>This is an increase in capacity and therefore requires an updated appraisal</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>
RSD/62	Section 3: Site Allocations	Focus Area 11: Hillcrest & Ore Valley – Site HOV5	Potential site capacity at 87-221 (odds) Farley Bank reduced from 44 to 29 dwellings	<p>This is a decrease in capacity and therefore requires an updated appraisal</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>
RSD/63	Section 3: Site Allocations	Focus Area 11: Hillcrest & Ore Valley – Site HOV6	Potential site capacity at Ore Business Park, Farley Bank reduced from 37 to 19 dwellings.	<p>This is a decrease in capacity and therefore requires an updated appraisal</p> <p>Sustainability appraisal required? <b>Yes (see Appendix C for full assessment)</b></p>
RSD/64	Section 3: Site Allocations	Focus Area 11: Hillcrest & Ore Valley (former site HOV8)	Site at 2-20 (evens) Fellows Road removed	<p>None – the site has now been removed from the Development Management Plan</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/65	Section 3: Site Allocations	Focus Area 11: Hillcrest & Ore Valley (former site HOV10)	Site at 5-15 (odds) Fellows Road removed	<p>None – the site has now been removed from the Development Management Plan</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/66	Section 3: Site Allocations	Focus Area 11: Hillcrest & Ore Valley – Site HOV11	Site boundary amended at Ivyhouse Lane, Northern Extension	<p>None – this is not affecting the amount of development, the change is reflective of current circumstances and ownership</p> <p>Sustainability appraisal required? <b>No</b></p>
RSD/67	Section 3: Site Allocations	Focus Area 12: Clive Vale & Ore Village (former site CVO6)	Site at Former Hare & Hounds, 391 Old London Road removed	<p>None – the site has now been removed from the Development Management Plan</p> <p>Sustainability appraisal required? <b>No</b></p>

## Appendix C – Appraisal of Significant Changes to the Development Management Plan

Sustainability Objectives	Assessment			Alternatives	Commentary/proposed mitigation
	Short term	Medium term	Long term		
<b>RSD/2 – NEW POLICY LP1: CONSIDERING PLANNING APPLICATIONS AND SUPPORTING TEXT</b>					
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need and the rest of the town	?	?	?	Existing guidance and policy	The new policy seeks to ensure that good quality schemes are submitted that take account of other policies in the Plan. This should help to minimise any delay in decision making process. In theory therefore, more opportunities for house building should be provided although the actual effects from this policy alone cannot be certain
2. The health and well-being of the population is improved and inequalities in health are reduced	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings	?	?	?	Existing guidance and policy	Enabling new development will help to address employment and housing need although it is not possible to be certain where this development will take place or whether it will be in the more deprived areas of the town
4. Opportunities are available for everyone to acquire new skills, and the education and skills of the population improve	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities, including access to the countryside and the historic environment	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
7. Vibrant and locally distinctive communities are created and sustained	-	-	-	Existing guidance and	There is no direct link between the proposed policy and supporting text, and this objective

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
8. Land and buildings are used more efficiently and the best use is made of previously developed land	-	-	-	policy Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
9. Biodiversity is protected, conserved and enhanced	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now and in the future	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
11. Parks and gardens, countryside, and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
12. Air pollution from transport and land use planning is reduced, and air quality continues to improve	✓	✓	✓	Existing guidance and policy	New policy specifically mentioned the need to assess and mitigate against transport impacts. This will help ensure development is permitted that would impact negatively on this objectives without mitigation measures to offset any harm
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero/low carbon development (mitigation) and ensure the town is prepared for its impacts (adaptation)	✓	✓	✓	Existing guidance and policy	New policy specifically mentioned the need to assess and mitigate against transport impacts. This will help ensure development is permitted that would impact negatively on this objective, without mitigation measures to offset any harm
14. The risk of pollution to all water resources is reduced, water quality is improved and water consumption is reduced	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
16. Through waste re-use, recycling and minimisation, the amount of waste for disposal is	-	-	-	Existing guidance and	There is no direct link between the proposed policy and supporting text, and this objective

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
reduced				policy	
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	✓	✓	✓	Existing guidance and policy	New policy specifically mentioned the need to assess and mitigate against transport impacts. This will help ensure development is permitted that would impact negatively on this objective, without mitigation measures to offset any harm
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
20. The sustained economic growth of the town is achieved and linked closely to social regeneration	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
21. Indigenous and inward investment is encouraged and accommodated	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
<b>Summary and alternatives:</b>					
This assessment has resulted in positive sustainability effects on the transport related objectives, together with some uncertain effects in terms of whether the new policy will result in additional development coming forward. No negative sustainability effects have been recorded. As this is a new policy, the alternative to it would be to rely on existing policy and legislation. Including new Policy LP1 will help however, to ensure that comprehensive applications are submitted at the outset, minimising any delays later on. Including the policy is therefore the preferred alternative in sustainability terms. No negative sustainability effects have been recorded					
<b>Cumulative or synergistic effects:</b>					
There are no negative cumulative or synergistic impacts as a result of the additional text proposed. However, it is important to note that this policy provides a specific reference to ensure that development proposals show careful consideration of the traffic impact on and off locally important routes, particularly The Ridge. This impact needs to be taken into account in the selection of sites for development in such locations, although the requirements for transport assessments as required by this policy, and resultant mitigation measures will help to address specific impacts that may arise					

Sustainability Objectives	Assessment			Alternatives	Commentary/proposed mitigation
	Short term	Medium term	Long term		
<b>RSD/3 – AMENDMENTS TO POLICY DM1:DESIGN PRINCIPLES AND SUPPORTING TEXT</b>					
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need and the rest of the town	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
2. The health and well-being of the population is improved and inequalities in health are reduced	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
4. Opportunities are available for everyone to acquire new skills, and the education and skills of the population improve	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities, including access to the countryside and the historic environment	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
7. Vibrant and locally distinctive communities are created and sustained	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
8. Land and buildings are used more efficiently and the best use is made of previously developed land	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
9. Biodiversity is protected, conserved and enhanced	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now and in the future	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
11. Parks and gardens, countryside, and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	✓	✓	✓	✓	The proposed amendments to policy specifically refer to the need to protect areas of heritage, landscape and visual amenity, which will have a positive effect on this objective
12. Air pollution from transport and land use planning is reduced, and air quality continues to improve	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero/low carbon development (mitigation) and ensure the town is prepared for its impacts (adaptation)	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
14. The risk of pollution to all water resources is reduced, water quality is improved and water consumption is reduced	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
16. Through waste re-use, recycling and minimisation, the amount of waste for disposal is reduced	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
19. Economic revival in the more deprived areas of the town is stimulated and successfully	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text,

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
achieved					and this objective
20. The sustained economic growth of the town is achieved and linked closely to social regeneration	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
21. Indigenous and inward investment is encouraged and accommodated	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
<b>Summary and alternatives:</b>					
The alternative to this policy is the existing Policy DM1 and supporting text in the Proposed Submission version of the Development Management Plan, which scored only positive sustainability effects in the previous Sustainability Appraisal Report (November 2012). The proposed amendments further improve on the existing policy by providing specific reference to protecting areas of heritage, landscape and visual amenity, contributing positively to that sustainability objective. No negative sustainability effects have been recorded					
<b>Cumulative or synergistic effects:</b>					
There are no negative cumulative or synergistic effects in relation to the additional text as proposed.					
<b>RSD/4 - AMENDMENTS TO POLICY DM2: TELECOMMUNICATIONS TECHNOLOGY AND SUPPORTING TEXT</b>					
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need and the rest of the town	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
2. The health and well-being of the population is improved and inequalities in health are reduced	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
4. Opportunities are available for everyone to acquire new skills, and the education and skills of the population improve	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities,	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
including access to the countryside and the historic environment					
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
7. Vibrant and locally distinctive communities are created and sustained	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
8. Land and buildings are used more efficiently and the best use is made of previously developed land	✓	✓	✓	-	The amendments to policy and supporting text provide specific reference to the need to make the most efficient use of existing buildings where possible, therefore having a positive effect on this objective
9. Biodiversity is protected, conserved and enhanced	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now and in the future	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
11. Parks and gardens, countryside, and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	✓	✓	✓	-	The proposed amendments give further weight to landscape protection, minimising impacts on areas of ecological importance, archaeological sites, conservation and heritage, which were previously absent. This will therefore, impact positively on this sustainability objective
12. Air pollution from transport and land use planning is reduced, and air quality continues to improve	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero/low carbon development (mitigation) and ensure the town is	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
prepared for its impacts (adaptation)					
14. The risk of pollution to all water resources is reduced, water quality is improved and water consumption is reduced	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
16. Through waste re-use, recycling and minimisation, the amount of waste for disposal is reduced	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
20. The sustained economic growth of the town is achieved and linked closely to social regeneration	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
21. Indigenous and inward investment is encouraged and accommodated	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
<b>Summary and alternatives:</b> The alternative to this policy is the existing Policy DM2 and supporting text in the Proposed Submission version of the Development Management Plan, which scored just 1 positive sustainability effect in the previous Sustainability Appraisal Report (November 2012). The proposed amendments provide further positive sustainability effects in terms of using land and buildings more efficiently, and protecting green spaces, the historic environment/townscape and landscape. No negative sustainability effects have been recorded.					
<b>Cumulative or synergistic effects:</b> There are no cumulative or synergistic effects in relation to the additional text as proposed					

Sustainability Objectives	Assessment			Alternatives	Commentary/proposed mitigation
	Short term	Medium term	Long term		
<b>RSD/6 - AMENDMENTS TO POLICY DM3: GENERAL AMENITY</b>					
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need and the rest of the town	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
2. The health and well-being of the population is improved and inequalities in health are reduced	✓	✓	✓	✓	The amendments give specific protection to the amenity of residents in situations such as the location of wastewater treatment works etc. Ensuring such protection will positively affect the health and well being of nearby residents, as well as the community as a whole
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
4. Opportunities are available for everyone to acquire new skills, and the education and skills of the population improve	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities, including access to the countryside and the historic environment	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	✓	✓	✓	✓	The additional criteria ensures that development will not result in any safety risk to the public, and helps to ensure that safe and secure environments are created. This will positively contribute to this objective, relating to all forms of development
7. Vibrant and locally distinctive communities are created and sustained	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
8. Land and buildings are used more efficiently	-	-	-	-	There is no direct link between the proposed policy

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
and the best use is made of previously developed land					amendments and amendments to supporting text, and this objective
9. Biodiversity is protected, conserved and enhanced	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now and in the future	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
11. Parks and gardens, countryside, and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
12. Air pollution from transport and land use planning is reduced, and air quality continues to improve	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero/low carbon development (mitigation) and ensure the town is prepared for its impacts (adaptation)	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
14. The risk of pollution to all water resources is reduced, water quality is improved and water consumption is reduced	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
16. Through waste re-use, recycling and minimisation, the amount of waste for disposal is reduced	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
20. The sustained economic growth of the town is achieved and linked closely to social regeneration	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
21. Indigenous and inward investment is encouraged and accommodated	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective

**Summary and alternatives:**

The alternative to this policy is the existing Policy DM3 in the Proposed Submission version of the Development Management Plan, which scored mostly neutral, with some positive sustainability effects in the previous Sustainability Appraisal Report (November 2012). The proposed amendments further improve on the existing policy by specifically referencing the need to ensure no safety risk to the public, and protecting people's amenity in respect of the location of some types of development that could otherwise impact negatively. No negative sustainability effects have been recorded

**Cumulative or synergistic effects:**

There are no cumulative or synergistic effects in relation to the additional text as proposed

**RSD/8 - AMENDMENTS TO POLICY DM4: GENERAL ACCESS**

1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need and the rest of the town	-	-	-	✓	There is no direct link between the proposed policy amendments, and this objective
2. The health and well-being of the population is improved and inequalities in health are reduced	-	✓	✓	✓	Provision for the pedestrian and cycle network in new development schemes will help to encourage walking and cycling, therefore for improving people's health and well being. This is likely to be more of a medium – long term positive effect
3. Levels of poverty and social exclusion are	-	-	-	-	There is no direct link between the proposed policy

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
reduced and the deprivation gap is closed between the more deprived areas in Hastings					amendments, and this objective
4. Opportunities are available for everyone to acquire new skills, and the education and skills of the population improve	-	-	-	-	There is no direct link between the proposed policy amendments, and this objective
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities, including access to the countryside and the historic environment	-	✓	✓	✓	Provision for the pedestrian and cycle network in new development schemes will help to ensure that more people have access to key services via these routes. This is likely to be more of a medium – long term positive effect
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	✓	✓	✓	-	The new policy criteria specifically refer to safe access in new development. The effective implementation of the new parking standards will also help to preserve vehicle and pedestrian safety, therefore positively affecting this objective
7. Vibrant and locally distinctive communities are created and sustained	-	-	-	-	There is no direct link between the proposed policy amendments, and this objective
8. Land and buildings are used more efficiently and the best use is made of previously developed land	-	-	-	-	There is no direct link between the proposed policy amendments, and this objective
9. Biodiversity is protected, conserved and enhanced	-	-	-	-	There is no direct link between the proposed policy amendments, and this objective
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now and in the future	-	-	-	-	There is no direct link between the proposed policy amendments, and this objective
11. Parks and gardens, countryside, and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	-	-	-	✓	There is no direct link between the proposed policy amendments, and this objective
12. Air pollution from transport and land use planning is reduced, and air quality continues to improve	✓	✓	✓	✓	The policy requirements for Transport Assessments and the provision of pedestrian and cycle routes could have a positive effect in terms of

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
					reducing reliance on the car, therefore reducing air pollution
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero/low carbon development (mitigation) and ensure the town is prepared for its impacts (adaptation)	✓	✓	✓	✓	The policy requirements for Transport Assessments and the provision of pedestrian and cycle routes could have a positive effect in terms of reducing reliance on the car, therefore reducing air pollution and emissions from road users
14. The risk of pollution to all water resources is reduced, water quality is improved and water consumption is reduced	-	-	-	-	There is no direct link between the proposed policy amendments, and this objective
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings	-	-	-	-	There is no direct link between the proposed policy amendments, and this objective
16. Through waste re-use, recycling and minimisation, the amount of waste for disposal is reduced	-	-	-	-	There is no direct link between the proposed policy amendments, and this objective
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	✓	✓	✓	✓	The use of Transport Assessment, and ensuring the impact on the existing road network is minimised will help protect against congestion. The provision of the walking and cycling network will provide for greater travel choice, therefore positively affecting this objective
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	-	There is no direct link between the proposed policy amendments, and this objective
19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	-	There is no direct link between the proposed policy amendments, and this objective
20. The sustained economic growth of the town is achieved and linked closely to social regeneration	-	-	-	-	There is no direct link between the proposed policy amendments, and this objective
21. Indigenous and inward investment is	-	-	-	-	There is no direct link between the proposed policy

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
encouraged and accommodated					amendments, and this objective
<b>Summary and alternatives:</b> The alternative to this policy is the existing Policy DM4 in the Proposed Submission version of the Development Management Plan, which scored several positive sustainability effects in the previous Sustainability Appraisal Report (November 2012). The proposed amendments further improve on the social and environmental sustainability objectives by helping to improve travel choice and reducing reliance on the car. It provides additional controls around safety and access, which were previously absent in the policy. No negative sustainability effects have been recorded					
<b>Cumulative or synergistic effects:</b> There are no cumulative or synergistic effects in relation to the additional text as proposed					
<b>RSD/10 - NEW PARAGRAPH REGARDING WATER QUALITY, SUPPORTING POLICY DM6: POLLUTION AND HAZARDS</b>					
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need and the rest of the town	-	-	-	-	There is no direct link between the proposed text amendments, and this objective
2. The health and well-being of the population is improved and inequalities in health are reduced	-	-	-	✓	There is no direct link between the proposed text amendments, and this objective
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings	-	-	-	-	There is no direct link between the proposed text amendments, and this objective
4. Opportunities are available for everyone to acquire new skills, and the education and skills of the population improve	-	-	-	-	There is no direct link between the proposed text amendments, and this objective
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities, including access to the countryside and the historic environment	-	-	-	-	There is no direct link between the proposed text amendments, and this objective
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	-	-	-	-	There is no direct link between the proposed text amendments, and this objective
7. Vibrant and locally distinctive communities	-	-	-	-	There is no direct link between the proposed text

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
are created and sustained					amendments, and this objective
8. Land and buildings are used more efficiently and the best use is made of previously developed land	-	-	-	-	There is no direct link between the proposed text amendments, and this objective
9. Biodiversity is protected, conserved and enhanced	-	-	-	✓	There is no direct link between the proposed text amendments, and this objective
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now and in the future	-	-	-	-	There is no direct link between the proposed text amendments, and this objective
11. Parks and gardens, countryside, and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	-	-	-	-	There is no direct link between the proposed text amendments, and this objective
12. Air pollution from transport and land use planning is reduced, and air quality continues to improve	-	-	-	✓	There is no direct link between the proposed text amendments, and this objective
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero/low carbon development (mitigation) and ensure the town is prepared for its impacts (adaptation)	-	-	-	-	There is no direct link between the proposed text amendments, and this objective
14. The risk of pollution to all water resources is reduced, water quality is improved and water consumption is reduced	✓/?	✓/?	✓/?	✓	The new text will help to ensure that development avoids adverse impacts to water quality, and states the information requirements that need to be submitted with applications. Text does not hold policy weight although, if implemented, will result in a positive effect on this objective
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings	-	-	-	-	There is no direct link between the proposed text amendments, and this objective
16. Through waste re-use, recycling and minimisation, the amount of waste for disposal is	-	-	-	-	There is no direct link between the proposed text amendments, and this objective

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
reduced					
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	-	-	-	-	There is no direct link between the proposed text amendments, and this objective
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	-	There is no direct link between the proposed text amendments, and this objective
19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	-	There is no direct link between the proposed text amendments, and this objective
20. The sustained economic growth of the town is achieved and linked closely to social regeneration	-	-	-	-	There is no direct link between the proposed text amendments, and this objective
21. Indigenous and inward investment is encouraged and accommodated	-	-	-	-	There is no direct link between the proposed text amendments, and this objective
<b>Summary and alternatives:</b>					
This supporting text is additional to that already proposed in the Proposed Submission version of the Development Management Plan. The policy it supports scored positively against several environmental objectives in the previous Sustainability Appraisal Report (November 2012), as well as contributing to improving health and well being. The proposed additional text provides for further positive effects in respect of minimising the impact on water pollution, although an uncertain effect has also been recorded due to the lack of policy weight afforded to the additional requirements. No negative sustainability effects have been recorded					
<b>Cumulative or synergistic effects:</b>					
There are no cumulative or synergistic effects in relation to the additional text as proposed.					
<b>RSD/13 - AMENDMENT TO POLICY HC1: CONVERSION OF EXISTING DWELLINGS AND SUPPORTING TEXT</b>					
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need and the rest of the town	✓	✓	✓	✓	The amendments to the policy and its supporting text provide greater clarity and weight to ensuring a good standard of accommodation is provided, contributing positively to this objective
2. The health and well-being of the population is improved and inequalities in health are reduced	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings	✓/?	✓/?	✓/?	-	The changes to this policy clarify that achieving an appropriate housing mix is important in considering applications for development. Whilst such a suitable mix in itself would contribute positively to social inclusion and reducing deprivation in particular areas, the effect of the changes as proposed in isolation are uncertain. The policy on the whole however, has been improved to positively impact on this objective
4. Opportunities are available for everyone to acquire new skills, and the education and skills of the population improve	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities, including access to the countryside and the historic environment	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
7. Vibrant and locally distinctive communities are created and sustained	✓	✓	✓	✓	The proposed supporting text highlights the importance of creating a good living environment, which will in turn, impact positively in terms of creating vibrant and locally distinctive communities
8. Land and buildings are used more efficiently and the best use is made of previously developed land	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
9. Biodiversity is protected, conserved and enhanced	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text,

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
and in the future					and this objective
11. Parks and gardens, countryside, and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	✓	✓	✓	-	The significance of preserving gardens and landscape features, particularly in Conservation Areas is further highlighted by these amendments
12. Air pollution from transport and land use planning is reduced, and air quality continues to improve	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero/low carbon development (mitigation) and ensure the town is prepared for its impacts (adaptation)	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
14. The risk of pollution to all water resources is reduced, water quality is improved and water consumption is reduced	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
16. Through waste re-use, recycling and minimisation, the amount of waste for disposal is reduced	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
20. The sustained economic growth of the town	-	-	-	-	There is no direct link between the proposed policy

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
is achieved and linked closely to social regeneration					amendments and amendments to supporting text, and this objective
21. Indigenous and inward investment is encouraged and accommodated	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
<b>Summary and alternatives:</b> The alternative to this policy is the existing Policy HC1 and supporting text in the Proposed Submission version of the Development Management Plan, which scored some positive sustainability effects in the previous Sustainability Appraisal Report (November 2012). The proposed amendments provide further positive sustainability effects in terms of recognising the importance of heritage assets and providing a suitable housing mix, although there is some uncertainty about the direct effect of the latter. No negative sustainability effects have been recorded					
<b>Cumulative or synergistic effects:</b> There are no cumulative or synergistic effects in relation to the additional text as proposed.					
<b>RSD/14 - AMENDMENT TO POLICY HC2: RESIDENTIAL INSTITUTIONS AND HALLS OF RESIDENCE AND SUPPORTING TEXT</b>					
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need and the rest of the town	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
2. The health and well-being of the population is improved and inequalities in health are reduced	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
4. Opportunities are available for everyone to acquire new skills, and the education and skills of the population improve	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities, including access to the countryside and the historic environment	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
6. Safe and secure environments are created	-	-	-	-	There is no direct link between the proposed policy

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
and there is a reduction in crime and the fear of crime					amendments and amendments to supporting text, and this objective
7. Vibrant and locally distinctive communities are created and sustained	✓/?	✓/?	✓/?	-	The proposed change refers to achieving an acceptable mix of development uses, which could in turn, impact positively in terms of creating vibrant and locally distinctive communities. The effect is however, also uncertain as purpose built halls of residence are unlikely to form a significant part of the housing stock in all areas of the town
8. Land and buildings are used more efficiently and the best use is made of previously developed land	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
9. Biodiversity is protected, conserved and enhanced	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now and in the future	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
11. Parks and gardens, countryside, and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
12. Air pollution from transport and land use planning is reduced, and air quality continues to improve	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero/low carbon development (mitigation) and ensure the town is prepared for its impacts (adaptation)	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
14. The risk of pollution to all water resources is reduced, water quality is improved and water	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text,

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
consumption is reduced					and this objective
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
16. Through waste re-use, recycling and minimisation, the amount of waste for disposal is reduced	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
20. The sustained economic growth of the town is achieved and linked closely to social regeneration	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
21. Indigenous and inward investment is encouraged and accommodated	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
<b>Summary and alternatives:</b>					
The alternative to this policy is the existing Policy HC2 and supporting text in the Proposed Submission version of the Development Management Plan, which scored mostly positive sustainability effects in the previous Sustainability Appraisal Report (November 2012). The proposed amendments relate mostly to the clarification of terminology, but could provide some further positive effects in terms of controlling the mix of student accommodation (halls of residence) in particular locations – although this is unlikely to be significant and the effects are uncertain. No negative sustainability effects have been recorded					
<b>Cumulative or synergistic effects:</b>					
There are no cumulative or synergistic effects in relation to the additional text as proposed					

Sustainability Objectives	Assessment			Alternatives	Commentary/proposed mitigation
	Short term	Medium term	Long term		
<b>RSD/16 - RE-DRAFTED POLICY HN2: CHANGING DOORS, WINDOWS AND ROOFS IN CONERVATION AREAS</b>					
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need and the rest of the town	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
2. The health and well-being of the population is improved and inequalities in health are reduced	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
4. Opportunities are available for everyone to acquire new skills, and the education and skills of the population improve	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities, including access to the countryside and the historic environment	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
7. Vibrant and locally distinctive communities are created and sustained	✓	✓	✓	✓	Strengthening the policy to include roofs as well as doors and windows will impact positively on the townscape, helping to create vibrant and locally distinctive communities
8. Land and buildings are used more efficiently and the best use is made of previously developed land	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
9. Biodiversity is protected, conserved and enhanced	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now	-	-	-	-	There is no direct link between the proposed policy amendments and this objective

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
and in the future					
11. Parks and gardens, countryside, and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	✓	✓	✓	✓	Strengthening the policy to include roofs as well as doors and windows will impact positively on the townscape and particularly protect the historic environment
12. Air pollution from transport and land use planning is reduced, and air quality continues to improve	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero/low carbon development (mitigation) and ensure the town is prepared for its impacts (adaptation)	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
14. The risk of pollution to all water resources is reduced, water quality is improved and water consumption is reduced	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
16. Through waste re-use, recycling and minimisation, the amount of waste for disposal is reduced	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
20. The sustained economic growth of the town	-	-	-	-	There is no direct link between the proposed policy

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
is achieved and linked closely to social regeneration					amendments and this objective
21. Indigenous and inward investment is encouraged and accommodated	-	-	-	-	There is no direct link between the proposed policy amendments and this objective
<b>Summary and alternatives:</b> The alternative to this policy is the existing Policy HN2 in Proposed Submission version of the Development Management Plan, which scored the same sustainability effects in the previous Sustainability Appraisal Report (November 2012). The proposed amendments strengthen the policy, but do not add any additional positive sustainability effects in terms of the remaining objectives. No negative sustainability effects have been recorded					
<b>Cumulative or synergistic effects:</b> There are no cumulative or synergistic effects in relation to the additional text as proposed					
<b>RSD/19 - RE-DRAFTED POLICY HN7: GREEN INFRASTRUCTURE IN NEW DEVELOPMENTS AND SUPPORTING TEXT</b>					
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need and the rest of the town	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
2. The health and well-being of the population is improved and inequalities in health are reduced	✓	✓	✓	✓	The new policy explains how contributions to the green infrastructure network should be considered in all applications for development. The implementation of this network will have a direct positive effect on health and well-being
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
4. Opportunities are available for everyone to acquire new skills, and the education and skills of the population improve	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities, including access to the countryside and the historic environment	✓	✓	✓	✓	Provision of a green infrastructure network, which includes accessible green spaces and walking and cycling routes will help improve accessibility for all, positively contributing to this objective

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
7. Vibrant and locally distinctive communities are created and sustained	✓	✓	✓	✓	The effective implementation of a green infrastructure network will make a positive contribution to the creation of vibrant and locally distinctive communities
8. Land and buildings are used more efficiently and the best use is made of previously developed land	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
9. Biodiversity is protected, conserved and enhanced	✓✓	✓✓	✓✓	✓	The amendments provide further explanation and protection to green spaces in and around the Borough, as well as ensuring that additional biodiversity results from new development as far as possible. This will therefore have a significant positive effect on this objective
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now and in the future	✓	✓	✓	✓	Provision of green infrastructure can help to reduce flooding by providing areas for sustainable drainage. It also includes waterways, therefore positively effecting this objective
11. Parks and gardens, countryside, and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	✓✓	✓✓	✓✓	✓	The amendments provide further explanation and protection to green spaces in and around the Borough, as well as ensuring that additional spaces result from new development as far as possible. This will therefore have a significant positive effect on this objective
12. Air pollution from transport and land use planning is reduced, and air quality continues to improve	✓	✓	✓	✓	The provision of an effective green infrastructure network and providing for its implementation in development schemes will help improve accessibility, therefore reducing the reliance on the car. This will in turn, help protect against air pollution, resulting in a positive effect on this

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero/low carbon development (mitigation) and ensure the town is prepared for its impacts (adaptation)	✓	✓	✓	✓	objective The provision of an effective green infrastructure network and providing for its implementation in development schemes will help improve accessibility, therefore reducing the reliance on the car. This will in turn, help reduce carbon emissions, resulting in a positive effect on this objective
14. The risk of pollution to all water resources is reduced, water quality is improved and water consumption is reduced	✓	✓	✓	✓	Good design of green infrastructure in development schemes can have a positive effect on this objective
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
16. Through waste re-use, recycling and minimisation, the amount of waste for disposal is reduced	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	✓	✓	✓	-	The provision of an effective green infrastructure network and providing for its implementation in development schemes will help improve accessibility, therefore reducing the reliance on the car. This will in turn, help protect against air pollution, resulting in a positive effect on this objective
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
20. The sustained economic growth of the town is achieved and linked closely to social regeneration	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
21. Indigenous and inward investment is encouraged and accommodated	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
<b>Summary and alternatives:</b> The alternative to this policy is the existing Policy HN9 and supporting text in the Proposed Submission version of the Development Management Plan, which scored positive sustainability effects in the previous Sustainability Appraisal Report (November 2012). The proposed amendments provide further clarity and guidance to providing green infrastructure in new developments, and make clear importance of this. It builds on the earlier policy by providing significant positive effects in terms of biodiversity and other environmental objectives, and brings in the benefits of a walking and cycling and waterways as part of the wider green infrastructure network. No negative sustainability effects have been recorded					
<b>Cumulative or synergistic effects:</b> This re-drafted policy, taken together with other greenspace protection policies within the Natural Environment section of the Development Management Plan will result in positive cumulative effects in terms of environmental objectives. It seeks to further strengthen the green infrastructure network by requiring new development to make provision as necessary, increase biodiversity and green space provision.					
<b>RSD/20 – NEW POLICY HN8: BIODIVERSITY AND GREEN SPACE AND SUPPORTING TEXT</b>					
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need and the rest of the town	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
2. The health and well-being of the population is improved and inequalities in health are reduced	✓	✓	✓	Existing guidance and policy	There are strong links between the provision of greenspace and health and well-being
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
4. Opportunities are available for everyone to acquire new skills, and the education and skills of the population improve	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities, including access to the countryside and the	✓	✓	✓	Existing guidance and policy	The provision of further green space where appropriate and ensuring no net loss of biodiversity will help ensure access is available to the countryside and other recreational opportunities

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
historic environment					
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
7. Vibrant and locally distinctive communities are created and sustained	✓	✓	✓	Existing guidance and policy	Retention of biodiversity and greenspace will have a positive effect in terms of creating and sustaining vibrant and locally distinctive communities
8. Land and buildings are used more efficiently and the best use is made of previously developed land	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
9. Biodiversity is protected, conserved and enhanced	✓✓	✓✓	✓✓	Existing guidance and policy	The policy specifically requires the protection, conservation and enhancement of biodiversity, resulting in a significant positive effect on this objective
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now and in the future	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
11. Parks and gardens, countryside, and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	✓	✓	✓	Existing guidance and policy	Preservation and enhancement of greenspace will positively impact on this objective
12. Air pollution from transport and land use planning is reduced, and air quality continues to improve	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero/low carbon development (mitigation) and ensure the town is prepared for its impacts (adaptation)	✓	✓	✓	Existing guidance and policy	Provision of greenspace and the protection of biodiversity has clear links with mitigating and adapting to climate change
14. The risk of pollution to all water resources is reduced, water quality is improved and water consumption is reduced	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
16. Through waste re-use, recycling and minimisation, the amount of waste for disposal is reduced	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
20. The sustained economic growth of the town is achieved and linked closely to social regeneration	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
21. Indigenous and inward investment is encouraged and accommodated	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
<b>Summary and alternatives:</b> This is a new policy, which means that the alternative would be to rely on existing Planning Strategy policies, guidance in the NPPF and from organisations such as Natural England. The assessment shows that including such a policy results in some additional positive effects in terms of both the social and environmental sustainability objectives. No negative sustainability effects have been recorded. Inclusion of a new policy is therefore the preferred approach					
<b>Cumulative or synergistic effects:</b> This new policy, taken together with other greenspace protection policies within the Natural Environment section of the Development Management Plan will result in positive cumulative effects in terms of environmental objectives. It seeks to increase biodiversity and green space provision, providing adequate levels of protection for all types of green space					

Sustainability Objectives	Assessment			Alternatives	Commentary/proposed mitigation
	Short term	Medium term	Long term		
<b>RSD/21 - NEW POLICY HN9: AREAS OF LANDSCAPE VALUE AND SUPPORTING TEXT</b>					
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need and the rest of the town	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
2. The health and well-being of the population is improved and inequalities in health are reduced	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
4. Opportunities are available for everyone to acquire new skills, and the education and skills of the population improve	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities, including access to the countryside and the historic environment	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
7. Vibrant and locally distinctive communities are created and sustained	✓	✓	✓	Existing guidance and policy	Effective protection of the town's landscape, particularly in terms of the Area of Outstanding Natural Beauty and the Combe Valley Countryside Park will impact positively on this objective
8. Land and buildings are used more efficiently and the best use is made of previously developed land	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
9. Biodiversity is protected, conserved and enhanced	-	-	-	Existing guidance and	There is no direct link between the proposed policy and supporting text, and this objective

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
				policy	
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now and in the future	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
11. Parks and gardens, countryside, and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	✓	✓	✓	Existing guidance and policy	The new policy provides additional protection to the character, scenic quality and visual benefits in terms of areas of landscape value. This in turn will ensure that the landscape is protect and enhanced, resulting in a positive effect on this objective
12. Air pollution from transport and land use planning is reduced, and air quality continues to improve	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero/low carbon development (mitigation) and ensure the town is prepared for its impacts (adaptation)	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
14. The risk of pollution to all water resources is reduced, water quality is improved and water consumption is reduced	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
16. Through waste re-use, recycling and minimisation, the amount of waste for disposal is reduced	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
20. The sustained economic growth of the town is achieved and linked closely to social regeneration	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
21. Indigenous and inward investment is encouraged and accommodated	-	-	-	Existing guidance and policy	There is no direct link between the proposed policy and supporting text, and this objective
<b>Summary and alternatives:</b> This is a new policy, which means that the alternative would be to rely on existing Planning Strategy policies, guidance in the NPPF and from organisations such as Natural England. The assessment shows that including such a policy results in some additional positive effects in terms of creating vibrant and locally distinctive communities and ensuring access to, and enhancement of green space and landscape. No negative sustainability effects have been recorded. Inclusion of a new policy is therefore the preferred approach					
This new policy, taken together with other greenspace protection policies and changes to DM1: Design Principles will result in positive cumulative effects in terms of environmental objectives. It seeks to provide additional protection to areas of landscape value and will help enhance visual amenity					
<b>RSD/22 - RE-DRAFTED POLICY HN10: AMENITY GREEN SPACE AND SUPPORTING TEXT<sup>7</sup></b>					
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need and the rest of the town	-	-	-	-, -, -	There is no direct link between the proposed policy and supporting text, and this objective
2. The health and well-being of the population is improved and inequalities in health are reduced	✓	✓	✓	✓, ✓, ✓	This combined, more comprehensive policy, provides for additional protection for green spaces at a local level, which has direct links to improving health and well being
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings	-	-	-	-, -, -	There is no direct link between the proposed policy and supporting text, and this objective

<sup>7</sup> Please note that RSD/21 is an amalgamation of 3 earlier policies in the Proposed Submission Development Management Plan (Jan 2013), which is why the "alternatives" provide 3 separate symbols

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
4. Opportunities are available for everyone to acquire new skills, and the education and skills of the population improve	-	-	-	-, -, -	There is no direct link between the proposed policy and supporting text, and this objective
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities, including access to the countryside and the historic environment	✓	✓	✓	-, ✓, ✓	This combined, more comprehensive policy, provides for additional protection for green spaces at a local level, contributing positively to the creation of recreational opportunities in the form of allotments for example, and access to other open space
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	-	-	-	-, -, -	There is no direct link between the proposed policy and supporting text, and this objective
7. Vibrant and locally distinctive communities are created and sustained	✓	✓	✓	-, ✓, ✓	The combined policies provides additional positive effects in terms of protecting local green spaces which have a significant impact on the local community
8. Land and buildings are used more efficiently and the best use is made of previously developed land	-	-	-	-, -, -	There is no direct link between the proposed policy and supporting text, and this objective
9. Biodiversity is protected, conserved and enhanced	✓	✓	✓	✓, ✓, ✓	This combined, more comprehensive policy, provides for additional protection for green spaces at a local level, contributing positively to the enhancement of biodiversity where possible
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now and in the future	✓	✓	✓	✓, -, ✓	The protection of green spaces reduces the risk of flooding due to their impact in terms of sustainable drainage
11. Parks and gardens, countryside, and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	✓	✓	✓	-, -, ✓	This combined, more comprehensive policy, provides for additional protection for green spaces at a local level, also contributing positively to the in terms of access to green space
12. Air pollution from transport and land use planning is reduced, and air quality continues to	✓	✓	✓	✓, -, ✓	The provision and protection of greenspace including flora and fauna helps to preserve air

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
improve					quality
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero/low carbon development (mitigation) and ensure the town is prepared for its impacts (adaptation)	✓	✓	✓	✓, -, ✓	Provision of greenspace and the protection of biodiversity has clear links with mitigating and adapting to climate change
14. The risk of pollution to all water resources is reduced, water quality is improved and water consumption is reduced	✓	✓	✓	✓, -, ✓	The provision and protection of local green spaces can have a positive effect on this objective
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings	-	-	-	-, -, -	There is no direct link between the proposed policy and supporting text, and this objective
16. Through waste re-use, recycling and minimisation, the amount of waste for disposal is reduced	-	-	-	-, -, -	There is no direct link between the proposed policy and supporting text, and this objective
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	-	-	-	-, -, -	There is no direct link between the proposed policy and supporting text, and this objective
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	-, -, -	There is no direct link between the proposed policy and supporting text, and this objective
19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	-, -, -	There is no direct link between the proposed policy and supporting text, and this objective
20. The sustained economic growth of the town is achieved and linked closely to social regeneration	-	-	-	-, -, -	There is no direct link between the proposed policy and supporting text, and this objective
21. Indigenous and inward investment is encouraged and accommodated	-	-	-	-, -, -	There is no direct link between the proposed policy and supporting text, and this objective
<b>Summary and alternatives:</b>					
The alternative to this policy is the existing Policies HN7 and HN8 and supporting text in the Proposed Submission version of the Development Management Plan, which scored positive sustainability effects in the previous Sustainability Appraisal Report (November 2012). The proposed					

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>		
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>				
amendments provide further clarity and guidance to protecting all local green spaces, not just focusing in on a few individual sites. The new single policy results in positive environmental and social sustainability effects, although doesn't improve significantly on that originally proposed. It does however, provide greater clarity and can be applied in all circumstances, therefore likely to have more of a positive effect in terms of achieving sustainable development. No negative sustainability effects have been recorded.							
<b>Cumulative or synergistic effects:</b> There are no specific cumulative or synergistic effects in relation to the additional text as proposed, although taken together with other policies in the Natural Environment chapter of the Development Management Plan it will result in a positive cumulative effect on the environmental objectives. The content of the policy is essentially the same as what was previously appraised separately in the earlier Sustainability Appraisal.							
<b>RSD/23 - NEW PARAGRAPHS RELATING TO STREET TRADING AND MARKETS</b>							
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need and the rest of the town	-	-	-	Existing guidance and policy	Clarification as proposed by the additional supporting text does not affect this objective		
2. The health and well-being of the population is improved and inequalities in health are reduced	-	-	-	Existing guidance and policy	Clarification as proposed by the additional supporting text does not affect this objective		
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings	-	-	-	Existing guidance and policy	Clarification as proposed by the additional supporting text does not affect this objective		
4. Opportunities are available for everyone to acquire new skills, and the education and skills of the population improve	-	-	-	Existing guidance and policy	Clarification as proposed by the additional supporting text does not affect this objective		
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities, including access to the countryside and the historic environment	-	-	-	Existing guidance and policy	Clarification as proposed by the additional supporting text does not affect this objective		
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	-	-	-	Existing guidance and policy	Clarification as proposed by the additional supporting text does not affect this objective		
7. Vibrant and locally distinctive communities are created and sustained	✓	✓	✓	Existing guidance and	Street trading and markets can contribute positively to vibrant town centres		

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
				policy	
8. Land and buildings are used more efficiently and the best use is made of previously developed land	✓	✓	✓	Existing guidance and policy	The provision of markets will help to ensure more efficient use of land in designated areas
9. Biodiversity is protected, conserved and enhanced	-	-	-	Existing guidance and policy	Clarification as proposed by the additional supporting text does not affect this objective
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now and in the future	-	-	-	Existing guidance and policy	Clarification as proposed by the additional supporting text does not affect this objective
11. Parks and gardens, countryside, and the historic environment/ townscape and landscape are protected, enhanced and made more accessible	-	-	-	Existing guidance and policy	Clarification as proposed by the additional supporting text does not affect this objective
12. Air pollution from transport and land use planning is reduced, and air quality continues to improve	-	-	-	Existing guidance and policy	Clarification as proposed by the additional supporting text does not affect this objective
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero/low carbon development (mitigation) and ensure the town is prepared for its impacts (adaptation)	-	-	-	Existing guidance and policy	Clarification as proposed by the additional supporting text does not affect this objective
14. The risk of pollution to all water resources is reduced, water quality is improved and water consumption is reduced	-	-	-	Existing guidance and policy	Clarification as proposed by the additional supporting text does not affect this objective
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings	-	-	-	Existing guidance and policy	Clarification as proposed by the additional supporting text does not affect this objective
16. Through waste re-use, recycling and minimisation, the amount of waste for disposal is reduced	-	-	-	Existing guidance and policy	Clarification as proposed by the additional supporting text does not affect this objective
17. Road congestion and pollution levels are	-	-	-	Existing	Clarification as proposed by the additional

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
reduced, and there is less car dependency and greater travel choice				guidance and policy	supporting text does not affect this objective
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	Existing guidance and policy	Clarification as proposed by the additional supporting text does not affect this objective
19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	Existing guidance and policy	Clarification as proposed by the additional supporting text does not affect this objective
20. The sustained economic growth of the town is achieved and linked closely to social regeneration	✓/?	✓/?	✓/?	Existing guidance and policy	Enabling street trading and markets will help the local economy although the effect is unlikely to be significant. It will provide opportunities for small and start up businesses without long term premises
21. Indigenous and inward investment is encouraged and accommodated	?	?	?	Existing guidance and policy	A successful market could encourage inward investment although the effects are uncertain, particularly given that this is supporting text only and does not carry policy weight
<b>Summary and alternatives:</b> This assessment has resulted in some positive sustainability effects in terms of creating vibrant and locally distinctive communities and making the most efficient use of land. No negative sustainability effects have been recorded. As this is a new supporting text, the alternative to it would be to rely on existing policies in the economic chapter only, as well as the licensing rules and legislation that apply. Including this text does however, give a more comprehensive view on how town centres can be developed to help the local economy and how the Council will approach this.					
<b>Cumulative or synergistic effects:</b> There are no cumulative or synergistic effects in relation to the additional text as proposed.					
<b>RSD/28 - AMENDMENT TO POLICY CC1: CARAVAN, CAMPING AND CHALET SITES AND SUPPORTING TEXT</b>					
1. More opportunities are provided for everyone to live in a decent, sustainably constructed and affordable home suitable to their need and the rest of the town	-	-	-	-	Whilst the removal of the clause that restricts occupancy suggests that opportunities for more year-round homes will increase, this is not the case. The removal is based on recent case law and guidance and will still be controlled by condition, which is why no direct link has been recorded here

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
2. The health and well-being of the population is improved and inequalities in health are reduced	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
3. Levels of poverty and social exclusion are reduced and the deprivation gap is closed between the more deprived areas in Hastings	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
4. Opportunities are available for everyone to acquire new skills, and the education and skills of the population improve	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
5. All sectors of the community have improved accessibility to services, facilities, jobs, and social, cultural and recreational opportunities, including access to the countryside and the historic environment	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
6. Safe and secure environments are created and there is a reduction in crime and the fear of crime	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
7. Vibrant and locally distinctive communities are created and sustained	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
8. Land and buildings are used more efficiently and the best use is made of previously developed land	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
9. Biodiversity is protected, conserved and enhanced	✓	✓	✓	✓	The insertion of policy text that enforces the protection of accessible green space contributes positively to this objective
10. The risk of flooding (fluvial and tidal) and coastal erosion is managed and reduced, now and in the future	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
11. Parks and gardens, countryside, and the historic environment/ townscape and landscape are protected, enhanced and made more	✓	✓	✓	✓	The insertion of policy text that enforces the protection of accessible green space contributes positively to this objective

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
accessible					
12. Air pollution from transport and land use planning is reduced, and air quality continues to improve	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
13. The causes of climate change are addressed through reducing emissions of greenhouse gases through zero/low carbon development (mitigation) and ensure the town is prepared for its impacts (adaptation)	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
14. The risk of pollution to all water resources is reduced, water quality is improved and water consumption is reduced	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
15. The use of sustainable energy and renewable energy technologies is maximised in new development, and in existing buildings	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
16. Through waste re-use, recycling and minimisation, the amount of waste for disposal is reduced	-	-	-	-	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
17. Road congestion and pollution levels are reduced, and there is less car dependency and greater travel choice	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
18. There are high and stable levels of employment and rewarding and satisfying employment opportunities for all	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
19. Economic revival in the more deprived areas of the town is stimulated and successfully achieved	-	-	-	✓	There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
20. The sustained economic growth of the town is achieved and linked closely to social regeneration	✓/?	✓/?	✓/?	✓	The policy amendments make the policy less strict in terms of the proportion of pitches to be retained for touring caravans or campervans, providing more flexibility. However, it is unlikely that this is going to have a significant effect given the low

<b>Sustainability Objectives</b>	<b>Assessment</b>			<b>Alternatives</b>	<b>Commentary/proposed mitigation</b>
	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>		
21. Indigenous and inward investment is encouraged and accommodated	-	-	-	✓	number of such places in the Borough There is no direct link between the proposed policy amendments and amendments to supporting text, and this objective
<b>Summary and alternatives:</b> The alternative to this policy is the existing Policy CC1 and supporting text in the Proposed Submission version of the Development Management Plan, which scored positive sustainability effects in the previous Sustainability Appraisal Report (November 2012). The proposed amendments provide further protection to accessible green spaces when considering new or extensions to caravan, camping and chalet sites which results in additional positive sustainability effects in terms of environmental objectives. There is also potential for more economic sustainability effects in respect of being more flexible when it comes to the proportion of pitches that must be used for specific types of accommodation. No negative sustainability effects have been recorded					
<b>Cumulative or synergistic effects:</b> The additional text as proposed will result in a positive cumulative impact in terms of the environmental objectives. It will ensure that no unreasonable development takes place in areas of protected greenspace					

## Appendix C continued - Appraisal of Site Allocations

SA ref	Site	Location	Distance to District or Local Centre	Development in deprived areas	Distance from playground	Distance from open space	Distance to cycle route	Distance to amenity footpath	Proximity to a Scheduled Ancient Monument or Archaeological Notification Area	Proximity to a Conservation Area or Registered Park and Garden	Proximity to a Site of Special Scientific Interest	Proximity to a Local Nature Reserve	Proximity to a Local Wildlife Site	Proximity to Ancient Woodland	Landscape setting	Use of previously developed land	Flood risk (fluvial and tidal)	Flood Risk (surface water)	Commentary
RSD/31	LRA10	Land North of Downey Close	Red	Yellow	Green	Green	Red	Red	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	This is a greenfield site with some positive aspects relating to its distance from protected greenspace, not affecting a designated landscape character area, its location outside of a flood zone and being within 200m of a playground. It is constrained by its distance to a district or local centre, and its distance to amenity footpath or cycle route
RSD/35	GH12	63 Wishing Tree Road North (Former Wishing Tree Public House)	Red	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	This brownfield has a number of positive aspects, and is only constrained due to its distance to a district or local centre and the distance to an amenity footpath
RSD/36	GH13	133 Battle Road (Former Tivoli Tavern)	Green	Green	Yellow	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	This is a relatively unconstrained brownfield site, limited by its proximity to a playground and distance to cycle route only

SA ref	Site	Location	Distance to District or Local Centre	Development in deprived areas	Distance from playground	Distance from open space	Distance to cycle route	Distance to amenity footpath	Proximity to a Scheduled Ancient Monument or Archaeological Notification Area	Proximity to a Conservation Area or Registered Park and Garden	Proximity to a Site of Special Scientific Interest	Proximity to a Local Nature Reserve	Proximity to a Local Wildlife Site	Proximity to Ancient Woodland	Landscape setting	Use of previously developed land	Flood risk (fluvial and tidal)	Flood Risk (surface water)	Commentary
RSD/37	FB2	Former West St Leonards Primary School	Yellow	Dark Green	Yellow	Dark Green	Yellow	Red	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Red	Yellow	Relates to increase in site capacity only and does not significantly affect previous appraisal results, which were:  The brownfield site has several positive aspects; including its location within the 20% most deprived areas nationally and adjacent to an area of open space. It features some notable constraints, being situated on or adjacent to a Local Wildlife site and in an area which intersects with a Flood Zone  Please note however, that the flood zone areas recorded in the earlier appraisal have now been amended, and the area affected is now reduced
RSD/38	FB6	Cinque Ports Way, Former Stamco Timber Yard and TA Centre	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Red	Red	Relates to decrease in site capacity and site boundary amendment only, and does not affect previous appraisal results, which were:  This site has a number of positive aspects, including its location within the 20% most deprived areas nationwide and within 25 metres of a cycle route, plus its use of brownfield land. The site does however feature several constraints, notably its position on or adjacent to a Local Wildlife Site and its intersection with Flood Zone 3

SA ref	Site	Location	Distance to District or Local Centre	Development in deprived areas	Distance from playground	Distance from open space	Distance to cycle route	Distance to amenity footpath	Proximity to a Scheduled Ancient Monument or Archaeological Notification Area	Proximity to a Conservation Area or Registered Park and Garden	Proximity to a Site of Special Scientific Interest	Proximity to a Local Nature Reserve	Proximity to a Local Wildlife Site	Proximity to Ancient Woodland	Landscape setting	Use of previously developed land	Flood risk (fluvial and tidal)	Flood Risk (surface water)	Commentary
RSD/40	FB13	Hastings Garden Centre, Bexhill Road	Red	Yellow	Red	Green	Yellow	Yellow	Yellow	Green	Green	Green	Yellow	Green	Green	Green	Yellow	Yellow	This brownfield site has a number of positive features, including an amenity footpath within 25 metres. It is however constrained in 2 ways, notably is location over 1km from a playground, over 1.5km from a District or Local Centre. Just a small proportion of the north east corner of the site intersects a flood zone, and surface water flooding affects a small part towards the southern end of the site. It is located adjacent to a Local Wildlife Site.
RSD/41	FB14	Land north of 31 Fern Road	Red	Yellow	Red	Red	Red	Red	Green	Green	Red	Red	Red	Red	Red	Red	Green	Green	This is a Greenfield site that is constrained by its distance from a playground, cycle route and district/local centre. The Local Nature Reserve adjoins the site but does dissect it
RSD/42	FB15	Land north of 14 Fern Road	Red	Yellow	Red	Red	Red	Red	Green	Green	Green	Yellow	Red	Red	Red	Red	Green	Green	This is a Greenfield site that is constrained by its distance from a playground, cycle route and district/local centre. The Local Nature reserve adjoins the site but does dissect it.
RSD/44	SH3	Hurst Court	Red	Yellow	Red	Red	Red	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Relates to decrease in site capacity and site boundary amendment only and does not affect previous appraisal results, which were:  This site features a number of positive aspects, including making use of brownfield land. However, it also suffers from a range of constraints, particularly its location 1km from the nearest playground and the nearest cycle route, and 1.5km/1mile from District and Local Centres

SA ref	Site	Location	Distance to District or Local Centre	Development in deprived areas	Distance from playground	Distance from open space	Distance to cycle route	Distance to amenity footpath	Proximity to a Scheduled Ancient Monument or Archaeological Notification Area	Proximity to a Conservation Area or Registered Park and Garden	Proximity to a Site of Special Scientific Interest	Proximity to a Local Nature Reserve	Proximity to a Local Wildlife Site	Proximity to Ancient Woodland	Landscape setting	Use of previously developed land	Flood risk (fluvial and tidal)	Flood Risk (surface water)	Commentary
RSD/47	SH7	191 The Ridge	Red	Yellow	Red	Yellow	Red	Red	Yellow	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Relates to a decrease in site capacity only and does not affect previous appraisal results, which were:  This site has some positive aspects, including its location within the 20% most deprived areas nationwide. The sites constraints include its distance from an amenity footpath, cycle route, playground, and District or Local Centre
RSD/48	SAP4	347-349 London Road	Green	Yellow	Yellow	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Relates to decrease in site capacity only and does not affect previous appraisal results, which were:  This site has a number of positive features, including its use of previously developed land. The distance of the site to an amenity footpath is a constraint
RSD/50	SAP7	Bilmore Corner, Battle Road	Green	Yellow	Yellow	Yellow	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	This is a relatively unconstrained brownfield site that has many positive aspects including its distance from protected greenspace, being within 200m of a district and local centre and not within a flood risk area. Surface water flood risk only affects a minimal portion of the site at the northern tip and play areas/amenity footpaths are still within the vicinity
RSD/51	SAP8	4 Wykeham Road	Yellow	Yellow	Red	Green	Red	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	This is a brownfield site constrained by its distance of more than 200m away from an amenity footpath and cycle route, and more than 400m away from a playground. It is not located within the 0-20% most deprived Super Output Areas and is between 200-400m away from a district or local centre

SA ref	Site	Location	Distance to District or Local Centre	Development in deprived areas	Distance from playground	Distance from open space	Distance to cycle route	Distance to amenity footpath	Proximity to a Scheduled Ancient Monument or Archaeological Notification Area	Proximity to a Conservation Area or Registered Park and Garden	Proximity to a Site of Special Scientific Interest	Proximity to a Local Nature Reserve	Proximity to a Local Wildlife Site	Proximity to Ancient Woodland	Landscape setting	Use of previously developed land	Flood risk (fluvial and tidal)	Flood Risk (surface water)	Commentary
RSD/55	MBL8	Caple Ne Ferne, 2 Albany Road	Red	Green	Red	Green	Red	Red	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	This brownfield site is located more than 400m away from a district or local centre and more than 40m away from a playground. It is also located more than 200m from a cycle route or amenity footpath and within a Conservation Area.
RSD/56	CLB3	Sorting Office, Kings Road	Green	Green	Green	Green	Red	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Yellow	Relates to increase in site capacity only and does not affect previous appraisal results, which were:  This site has a range of positive features, including the use of previously developed land, its location within the 20% most deprived areas nationwide and within or adjacent to a District or Local Centre. It is in some ways constrained, notably from its location within a Conservation Area
RSD/61	HOV4	The Cheviots/Cotswold Close	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Relates to increase in site capacity and site boundary amendment only and does not affect previous appraisal results, which were:  This brownfield site has a number of positive features, including its location in one of the 20% most deprived areas nationwide and within 25m of a cycle route. The sites distance to a District or Local Centre and an amenity footpath are constraints

SA ref	Site	Location	Distance to District or Local Centre	Development in deprived areas	Distance from playground	Distance from open space	Distance to cycle route	Distance to amenity footpath	Proximity to a Scheduled Ancient Monument or Archaeological Notification Area	Proximity to a Conservation Area or Registered Park and Garden	Proximity to a Site of Special Scientific Interest	Proximity to a Local Nature Reserve	Proximity to a Local Wildlife Site	Proximity to Ancient Woodland	Landscape setting	Use of previously developed land	Flood risk (fluvial and tidal)	Flood Risk (surface water)	Commentary
RSD/62	HOV5	87-221 (odds) Farley Bank reduced																	Relates to decrease in site capacity only and does not affect previous appraisal results, which were:  This brownfield site performs well against a large number of the criteria, including its location in one of the 20% most deprived areas nationwide and adjacent to an area of open space. A notable constraint is its distance from an amenity footpath, which is over 1km/0.67 miles away.
RSD/63	HOV6	Ore Business Park, Farley Bank																	Relates to decrease in site capacity only and does not affect previous appraisal results, which were:  This brownfield site performs positively against a wide range of the criteria, including its location within the 20% most deprived areas nationwide and within 25 metres of a cycle route. The location of the site over 1km/0.67 miles from an amenity footpath is a notable constraint.

## Appendix D – Site Allocations Decision Rules



SA of the Hastings Development Management Plan

SA objective	Appraisal questions that have been answered	Other appraisal questions that might ideally have been answered were data available
Indigenous and inward investment is encouraged and accommodated	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>Is the site in an area where development / re-development would contribute to the image of Hastings?</li> </ul>

Tables 2 and 3 present a concise list of the appraisal questions answered for housing site options (Table 2) and employment site options (Table 3), along with the 'decision rules' used to categorise performance. A **red** categorisation equates to the prediction of a 'significant constraint', an **amber** categorisation equates to the prediction of a 'potentially significant constraint', and a **green** categorisation equates to the prediction of 'no constraint'.

The decision rules are quantitative. This allows for the analysis of the sites to be undertaken using Geographical Information System (GIS) software. No qualitative information / professional judgement has been drawn on when categorising sites as **red**, **green** or **amber**.

Most of the rules are distance related. It is important to note that all distances are 'as the crow flies' as it was not possible to take account of routes / pathways (e.g. the distance of the route that would be taken in practice when walking or travelling by car to reach a local centre). Most distance rules have been developed internally by the plan-making / SA team, following a review of thresholds applied as part of Site Allocation / SA processes elsewhere in England. A number of thresholds reflect the assumption that 400m is a distance that is easily walked by those with young children and the elderly.

*Table 2: Site appraisal questions and decision rules (Housing)*

Proximity to a district or local centre	
Appraisal question	Decision rules
Proximity to a district or local centre? <sup>19</sup>	<b>R</b> = >400m <b>A</b> = 200-400m <b>G</b> = <200m
Proximity to outdoor facilities and open space	
Appraisal question	Decision rules
Proximity to a playground?	<b>R</b> = >400m <b>A</b> = 200 - 400m <b>G</b> = <200m
Proximity to an area of open space?	<b>R</b> = >400m or results in the loss of over 20% of the total area of an open space patch <b>A</b> = 200 - 400m <b>G</b> = <200m

<sup>19</sup> As defined by Policy S2 of the Hastings Local Plan 2004



Supporting regeneration	
Appraisal question	Decision rules
Encouraging development in deprived areas?	<p><b>A</b> = Not within the 0-20% most deprived Super Output Areas according to the Index of Multiple Deprivation, 2010.</p> <p><b>G</b> = Within the 0-20% most deprived Super Output Areas</p>
Supporting a shift to more sustainable modes of travel	
Appraisal question	Decision rules
Proximity to a cycle route?	<p><b>R</b> = &gt;200m</p> <p><b>A</b> = 100 - 200m</p> <p><b>G</b> = &lt;100m</p>
Proximity to an amenity footpath? <sup>20</sup>	<p><b>R</b> = &gt;200m</p> <p><b>A</b> = 100 - 200m</p> <p><b>G</b> = &lt;100m</p>
Protecting the historic environment	
Appraisal question	Decision rules
Proximity to a Scheduled Ancient Monument or Archaeological Notification Area?	<p><b>R</b> = On or adjacent to a SAM</p> <p><b>A</b> = Within or adjacent to an ANA</p> <p><b>G</b> = Not within or adjacent to an ANA<sup>21</sup></p>
Proximity to a Conservation Area or Registered Park and Garden?	<p><b>R</b> = Within</p> <p><b>A</b> = Adjacent</p> <p><b>G</b> = Not within or adjacent to a Conservation Area or Registered Park and Garden</p>
Protecting the natural environment	
Appraisal question	Decision rules
Proximity to a Site of Special Scientific Interest (SSSI)?	<p><b>R</b> = &lt;200m</p> <p><b>A</b> = 200 - 400m</p> <p><b>G</b> = &gt;400m</p>
Proximity to a Local Wildlife Site? <sup>22</sup>	<p><b>R</b> = Contains or is adjacent to a site</p> <p><b>A</b> = &lt;20m</p> <p><b>G</b> = &gt;20m</p>

<sup>20</sup> As defined by Policy OS5 of the Hastings Local Plan 2004

<sup>21</sup> N.B. All SAMs are within ANAs

<sup>22</sup> N.B. All Ancient Woodlands and Local Nature Reserves are also designated as Local Wildlife Sites



Landscape setting of Hastings?	<b>R</b> = Within a landscape character area on the Hastings fringes identified as having nil or low capacity to accept housing development <b>A</b> = Within a landscape character area on the Hastings fringes identified as having moderate capacity to accept housing development <b>G</b> = Within a landscape character area on the Hastings fringes identified as having high capacity to accept housing development; or not located on the fringes of Hastings.
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Making best use of natural resources	
Appraisal question	Decision rules
Use of previously developed (brownfield) land?	<b>R</b> = Greenfield <b>A</b> = Partially greenfield / partially previously developed <b>G</b> = Previously developed

Avoiding flood risk	
Appraisal question	Decision rules
Flood risk (fluvial and tidal)?	<b>R</b> = Within flood risk zone 3 <b>A</b> = Within flood risk zone 2 <b>G</b> = None of the above
Flood risk (surface water)?	<b>R</b> = Within an area of 'deep' surface water flood risk (1 in 30 year event) <b>A</b> = Within an area of 'shallow' surface water flood risk (1 in 30 year event) or within a 'Flood Hotspot' <b>G</b> = None of the above

Table 3: Site appraisal questions and decision rules (Employment)

Proximity to a district or local centre	
Appraisal question	Decision rules
Proximity to a district or local centre? <sup>23</sup>	<b>R</b> = >400m <b>A</b> = 200-400m <b>G</b> = <200m

<sup>23</sup> As defined by Policy S2 of the Hastings Local Plan 2004