



NEWHAVEN NEIGHBOURHOOD PLAN

Newhaven Town Council

**REGULATION 16 SUBMISSION
SUSTAINABILITY APPRAISAL (Including Strategic
Environmental Assessment)**

NON-TECHNICAL SUMMARY

January 2019



1 INTRODUCTION

- 1.1 This report forms the Non-Technical summary to the Regulation 16 Sustainability Appraisal (SA) of the Submission Newhaven Neighbourhood Plan. A Neighbourhood Plan, once adopted, becomes a formal part of the planning system and will be a Local Development Plan document. The Newhaven Neighbourhood Plan (NNP) is an important planning tool for shaping the development and growth of the town.

What is a Sustainability Appraisal?

- 1.2 A Strategic Environmental Assessment (SEA) is a requirement of the EC Directive 2001/42/EC (the 'Directive') on the assessment of the effects of certain plans and programmes on the environment. This is enshrined in United Kingdom (UK) law through the Environmental Assessment of Plans and Programmes Regulations 2004, which introduced environmental assessment as a requirement for most planning documents in the UK.
- 1.3 A Sustainability Appraisal (SA) is conducted in conformity with the SEA Directive. However, while a SEA is concerned with environmental effects, the SA is an iterative process that considers the environmental, social and economic consequences of a plan and its policies and seeks to identify ways of achieving a proper balance between these three considerations. For simplification, this report is referred to as the Sustainability Appraisal throughout.
- 1.4 The NNP must be in conformity with the strategic policies of the local plan – the Lewes District Local Plan Part 1 - Joint Core Strategy 2016 and the Submission South Downs Local Plan 2018. These have been subject to its own sustainability appraisal (incorporating a strategic environmental assessment) and this report has been informed by information contained within that assessment.

What is Sustainable Development?

- 1.5 Sustainable development is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.

2. APPRAISAL METHODOLOGY

2.1 The appraisal methodology has been prepared taking into account the processes set out in the relevant guidance¹. The diagram below describes the different stages in the SA process and how they relate to the stages of Plan production. The steps in stage A relate to the SA Scoping Report which has been consulted on. This report forms stages B and C and is known as the SA Report. This is set out in more detail after the table.

STAGE	TASKS	COMPLETED?
A	Setting the context and objectives, establishing the baseline and deciding on the scope <ul style="list-style-type: none"> • Identifying other relevant plans and programmes • Collecting baseline information • Identifying problems • Developing objectives and the Sustainability Framework 	Sustainability Framework determined and set out in the Scoping Report. Baseline and Framework updated following feedback and comments.
B	Developing the alternatives and assessing effects <ul style="list-style-type: none"> • Testing the plan objectives against SA/SEA objectives • Developing alternatives • Testing policy options against the SA/SEA objectives • Considering mitigation • Proposing measures to monitor effects 	Plan objectives, strategy and policies, plus all reasonable alternatives at this stage are set out and appraised within this SA.
C	Prepare the Sustainability Appraisal Report	This document forms the second stage of Stage C
D	Consult on the SA Report	Consultation undertaken on Pre-Submission SA in 2017. Consultation will be undertaken for the Submission version
E	Monitor implementation of the plan	To be completed

2.2 The main objective of appraising policy options is to highlight the different advantages and disadvantages of each option, with the aim of indicating that the preferred option is the most sustainable one. Symbols are used to record the performance of each option against each objective in the sustainability framework.

¹ Sustainability Appraisal guidance within the DCLG Plan making Manual/SEA guidance from ODPM A Practical Guide to the Strategic Environmental Assessment Directive 2005

3. SUSTAINABILITY ISSUES

3.1 As part of the Sustainability Appraisal it is necessary to identify the key sustainability issues facing the parish. These have been informed through the following sources:

- A review of the policies outlined in the Lewes Core Strategy Local Plan.
- A review of the policies of the Submission South Downs National Park Local Plan
- Collection and analysis of baseline data (Section 5 of this report).
- Feedback from local community and consultation events to date.
- The Profiles written for the NP – see below.

4. SUSTAINABILITY FRAMEWORK - OBJECTIVES

4.1 In order to assess the contribution the Submission Neighbourhood Plan will make towards achieving sustainable development, a range of sustainability objectives have been developed. These are based on social, economic and environmental objectives and each is quantified by a number of indicators. The sustainability framework has emerged through appraisal of relevant National, Regional, District and Local Plans and Programmes, the collection of baseline data and local knowledge of sustainability challenges faced in the town. The objectives and indicators make up the sustainability framework.

4.2 The sustainability objectives and their corresponding indicators are as follows.

Objective	Will development bring about the following:
SOCIAL	
1. To ensure the delivery of the planned housing growth so that people who live and would like to live in Newhaven have the opportunity to secure a decent home to meet their current and changing needs.	<ul style="list-style-type: none"> • reduce number of households considered homeless. • reduce households on the housing needs register. • additions to the housing stock. • provision of affordable housing.
2. To ensure that residents have easy access to the services and facilities and to reduce crime and fear of crime.	<ul style="list-style-type: none"> • improved residents' health. • recognise the needs of the elderly and disabled population. • development close to services and facilities? • provision of visible areas for recreation. • enhance community facilities. • provide increased satisfaction of people of their local area.

<p>3. To maintain and improve local cultural, social and leisure provision and support individual and employment needs of education, skills and lifelong learning.</p>	<ul style="list-style-type: none"> • improved access to educational services • provision of recreation space/footpaths • improvement to environment • reflect local needs to improve wellbeing • improve local amenities
<p>4. To maintain and enhance built and historic assets of the town including the historic urban character areas of the High Street and Old Bridge Street (Old Town). To enhance the urban character of Newhaven and strengthen the 'sense of place'.</p>	<ul style="list-style-type: none"> • positive impact on historic street frontage • positive contribution to visual strengths and amelioration of weaknesses • positive impacts on listed buildings • positive impacts on historic shopfronts • opportunity to contribute to street scene • opportunity to provide civic and public realm improvements.
<p>5. To promote the town centre as an area for the community and visitors to socialise, shop, and spend leisure time enhancing the vitality and vibrancy of this central location.</p>	<ul style="list-style-type: none"> • reduce retail vacancy rates in town centre • increase footfall in the town centre
<p>ECONOMIC</p>	<p>Will development bring about the following:</p>
<p>6. To maintain and increase a prosperous local economy through the provision of employment for the local population, whilst recognising Newhaven's role to provide employment for the wider area.</p>	<ul style="list-style-type: none"> • increase of employment land • creation of jobs • reduction of retail vacancy rates
<p>7. To retain and encourage visitors to Newhaven by maintaining and increasing the contribution of tourism.</p>	<ul style="list-style-type: none"> • provide jobs in the tourism sector • Increase visitor numbers • recognise value of tourism
<p>ENVIRONMENTAL</p>	<p>Will development bring about the following:</p>
<p>8. To support efficiency in land use through the re-use of previously developed land.</p>	<ul style="list-style-type: none"> • best use of brownfield land • protection to quality agricultural land • intensification of residential use to appropriate density
<p>9. To enhance the biodiversity of the town and the rural hinterland/South Downs National Park surrounding Newhaven. SSSI and Local Nature Reserves within parish boundary Proximity of Scheduled Ancient Monument</p>	<ul style="list-style-type: none"> • provide fauna and flora corridors • protection to internationally and nationally important wildlife and geological sites. • protect the special qualities of the National Park
<p>10. To support sustainable forms of transport such as train, bus and cycle use. Improve facilities for pedestrians.</p>	<ul style="list-style-type: none"> • Number of new or improved pavements, crossings, signage and public realm areas • Improved bus stops or real time provision • Improvements to station area • Number of proposed sites allocated within a 30-minute walking distance of train station/bus stops.

<p>11. To reduce the risk of tidal and fluvial flooding and reduce surface water run-off. To improve energy efficiency to minimise Newhaven's contribution to climate change</p>	<ul style="list-style-type: none"> • low/nil impact on flooding • reduce the risk of flooding • sustainable building techniques
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Newhaven Neighbourhood Plan objectives

4.3 The Submission Neighbourhood Plan sets out a number of strategic objectives. These state what the Neighbourhood Plan is aiming to achieve through its overall strategy and policies. An assessment has been made as to whether the 7 Neighbourhood Plan objectives are consistent with the 11 objectives of the sustainability appraisal. This exercise helps identify where potential areas of conflict lie and where mitigation may be required.

5 POLICY APPROACHES AND OPTIONS FOR SITE ALLOCATIONS

5.1 A key element of the SA process is the appraisal of 'reasonable alternatives' for the Neighbourhood Plan. The SEA Regulations² are not prescriptive as to what constitutes a reasonable alternative, stating only that the SA Report should present an appraisal of the 'plan and reasonable alternatives taking into account the objectives and geographical scope of the plan'.

5.2 An important part of the SA process is the appraisal of different options for policy areas to help identify the most sustainable approaches to be taken forward in the Neighbourhood Plan. For some of the policy areas, a number of different potential approaches were developed and appraised against the sustainability framework to identify the preferred approaches. Although it is necessary to consider alternatives to a plan, only those that are feasible and realistic (i.e. are reasonable) should be included in any assessment.

5.3 The SA for Newhaven Neighbourhood Plan has considered a number of approaches towards how sites are allocated within the Plan for housing and employment in order to assess how these would best achieve the sustainable objectives.

Provision of Housing – 2 options considered

A – To deliver approximately 425 net additional dwellings within the Plan period on allocated sites.

B – To not include a number for housing units within the Plan or allocate sites for development.

² Environmental Assessment of Plans and Programmes Regulations 2004

Provision and distribution of Employment Land – 3 options considered

A – To identify sites that can accommodate employment floor space and include a policy on retention of existing floorspace.

B – To not include an allocation for new employment floor space within the neighbourhood plan.

C – To only include a policy on preventing the loss of existing floorspace and no new allocations.

Distribution of Development (housing and employment) – 3 options considered

A – The Plan does not allocate specific sites or broad locations for development.

B – The Plan focusses development within broad locations and/or specific sites but all within the built up area/urban area of Newhaven.

C – The Plan focusses on and allocates specific sites that will be within and outside the built up area/urban area of Newhaven.

If the Plan identifies broad locations for growth? Where will these be located? - 3 Options (these are non-competitive – i.e. more than one option can be chosen for the NP)

A – To consider a town centre broad location?

B – To consider an Enterprise Zone broad location?

C – To consider an East Side location?

- 5.4 A number of sites were put forward through the call for sites exercise (undertaken by the Town Council and commenced on 19th May 2014) plus sites that were identified by the community and the LDC SHELAA. In total 42 sites were appraised by members of the Neighbourhood Plan steering group (the long list) taking into account site constraints and other matters. Following this assessment, a short list of preferred sites was then compiled.
- 5.5 Further work on the NNP, following the responses to the consultation exercise at Regulation 14 stage, the development of a masterplan for Newhaven Town Centre and the designation of the Enterprise Zones, led to a number of housing sites being included within overall policies for parts of the town (for example the town centre and Eastside) rather than individual and separate policies for every housing site.
- 5.6 A Sequential Test has been prepared to assess the flood risk of all sites within the parish that have been considered for potential development in the Neighbourhood Plan and this should be read in conjunction with the SA/SEA.

6 APPRAISING THE NEIGHBOURHOOD PLAN POLICIES

- 6.1 A wide range of policy areas have been included within the draft Neighbourhood Plan. It will be these areas that will be appraised in the SA to evaluate whether they have a positive or negative impact on the future of the town, using the Sustainability Framework to undertake the evaluation.
- 6.2 All policies have been appraised in order to assess their impact on the 11 sustainability objectives. This exercise ensures that the policies within the Neighbourhood Plan are the most sustainable, given all the reasonable alternatives.
- 6.3 The following colours and symbols are used to assess each policy:

++	Greater positive impact on the sustainability objective
+	Possible positive or slight positive impact on the sustainability objective
-	No impact or neutral impact on the sustainability objective
?	Possible negative or slight negative impact on the sustainability objective
??	Greater negative impact on the sustainability objective

Table Aa Policy TC1 - Regeneration of the Town Centre

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	+	++	++	++	++	++	++	++	-	-	-
B	??	?	?	?	?	++	-	-	-	-	-
C	-	+	+	+	+	+	+	++	-	-	-

Option A – To have a policy that supports the regeneration of the town centre and provides guidance on redevelopment proposals and sets out the primary and secondary shopping areas (existing policy).
 Option B – To have a policy that does not support any loss of retail unit and/or employment site within the town centre nor does it encourage the redevelopment of the town centre through other uses such as residential.
 Option C - To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document for the District

Preferred Policy Option: A

Table Ab Policy TC2 – Leisure Centre Provision

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	-	++	+	+	?	-	+	-	-	-	-
B	-	++	++	++	++	-	+	+	-	-	-
C	-	??	??	+	?	-	?	+	-	-	-
D	-	+	+	+	-	-	-	-	-	-	-

Option A – To have a policy to demolish the existing leisure Centre and redevelop it on another site within Newhaven.
 Option B - To have a policy to refurbish the Leisure Centre on the existing site or to redevelop it on another site (existing policy).
 Option C – To have a policy to demolish the Leisure Centre but to not relocate or develop a new facility.
 Option D - To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document for the District.

Preferred Policy Option: B

Table Ac Policy TC3 – High Street Design and Shop Fronts

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	-	-	-	++	++	+	+	-	-	-	-
B	-	-	-	+	+	+	+	-	-	-	-

Option A – To have a policy that focusses on the design of shop fronts and historic shop fronts in the High Street, Newhaven (existing policy).
 Option B - To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document for the District.

Preferred Policy Option: A

Table Ad Policy E1 – Avis Way Industrial Estate

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	-	-	-	-	-	++	-	++	-	-	-
B	++	-	-	-	-	+	-	++	-	-	?
C	+	-	-	-	-	++	-	++	-	-	-

Option A –To have a policy that seeks to improve and retain Avis Way for employment uses (existing policy).
 Option B - To have a policy that seeks to retain employment uses plus appropriate residential/other uses.
 Option C - To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document for the District.

Preferred Policy Option: A

Table Ae Policy E2 – Denton Island

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	++	-	-	-	-	++	-	++	-	-	-
B	++	-	-	-	-	?	-	++	-	-	-
C	+	-	-	-	-	++	-	++	-	-	-

Option A – To have a policy that seeks to improve and redevelop Denton Island and retain the Newhaven Enterprise Centre (existing policy).
 Option B – To have a policy that seeks to re-locate the Newhaven Enterprise Centre in order to improve the offer of employment and residential on Denton Island.
 Option C - To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document for the District.

Preferred Policy Option: A

Table Af Policy E3 – The Visitor Economy

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	-	-	++	++	++	++	++	-	-	-	-
B	-	-	++	++	++	++	++	-	-	-	-

Option A – To have a policy within the NNP that relates to the visitor economy and sets out a number of activities and locations the NP supports (existing policy)
 Option B - To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document for the District

Preferred Policy Option: A.

Table Ag Policy E4 – Employment Clusters

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	-	-	-	-	-	++	-	-	-	-	-
B	-	-	-	-	-	++	-	-	-	-	-
C	-	-	-	-	-	++	-	-	-	-	-
D	-	-	-	-	-	++	-	-	-	-	-

Option A – To have a policy within the supports the Marine sector and high end manufacturing sectors (existing policy).
 Option B – To have a policy that supports all high end/added value businesses regardless of sector.
 Option C – To have a policy that supports all types of businesses whether high end or not.
 Option D - To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document for the District.

Preferred Policy Option: A

Table Ah Policy ES1 – The Regeneration of Eastside

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	+	+	++	++	-	+	+	++	-	++	+
B	-	-	-	-	-	++	-	++	-	+	-

Option A – To have a policy that supports the regeneration of Eastside to include a wide range of improvements and public realm projects (existing policy).
 Option B - To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document for the District.

Preferred Policy Option: A

Table Ai Policy ES2 New development for Eastside and the Enterprise Zones

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	++	+	+	+	-	++	+	++	-	++	-
B	++	+	+	+	-	++	+	++	-	++	-
C	++	-	-	?	-	+	?	++	-	-	-
D	?	-	-	-	-	++	-	++	-	-	-

Option A –To have an overarching policy that outlines support for a wide range of uses but with no specific sites identified for development (existing policy).
Option B – To have a policy that supports redevelopment of sites for employment and residential mixed use to include leisure uses – each site (both inside and outside of the Enterprise Zones) to be identified together with the mix of uses and housing numbers.
Option C – To have a policy that identifies sites for development that fall outside the Eastside Enterprise Zones only.
Option D - To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document for the District

Preferred Policy Option: A

Table Aj Policy ES3 - Nature Conservation

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	-	-	++	-	-	-	-	-	++	-	-
B	?	-	++	-	-	?	-	-	+	-	-

Option A –To have a policy that seeks to protect areas of nature conservation interest as part of any development plans for the Eastside (existing policy).
Option B - To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document for the District

Preferred Policy Option: A

Table Ak Policy T1 - Congestion mitigation and sustainable movement, including integrated footpaths and cycle-ways.

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	-	+	++	-	++	+	+	-	-	++	-
B	-	+	+	-	-	-	-	-	-	+	-

Option A –To have a policy that seeks to promote sustainable transport and links with new development sites and transport hubs and supports a new pedestrian/cycle bridge (existing policy)
 Option B - To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document for the District

Preferred Policy Option: A

Table Al Policy T2 - Accessibility to and within the Town Centre

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	-	++	++	-	++	-	++	-	-	++	-
B	-	+	+	-	++	-	+	-	-	-	-

Option A –To have a policy that seeks to improve accessibility to and within the town centre (existing policy)
 Option B - To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document for the District

Preferred Policy Option: A

Table Am Policy R1 - Recreation, leisure and identified Local Green Spaces

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	-	-	++	+	-	-	+	-	+	-	-
B	-	-	?	-	-	-	-	-	+	-	-

Option A – To have a policy that sets out the sites to be allocated as local green spaces and prevents the loss of areas for recreation (existing policy).
Option B - To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document for the District

Preferred Policy Option: A

Table An Policy R2 - Lewes Road Recreation Ground

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	-	+	++	-	-	-	++	-	+	++	+
B	-	+	+	-	-	-	+	-	-	+	+
C	-	-	-	-	-	-	+	-	-	+	+

Option A – To have a policy that supports a new community centre at Lewes Road Recreation ground (existing policy).
Option B – To have a policy that supports a new community centre on another location within the town.
Option D - To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document for the District.

Preferred Policy Option: A

Table Ao Policy NE1 - Biodiversity protection and enhancement

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	-	-	-	-	-	-	-	-	++	-	-
B	-	-	-	-	-	-	-	-	++	-	-

Option A – To have a policy that protects areas of biodiversity value (existing policy).

Option B - To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document for the District.

Preferred Policy Option: A

Table Ap Policy D1 – Promoting Good design

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	-	+	-	++	++	+	+	-	+	+	+
B	-	-	-	-	-	-	-	-	-	-	-

Option A – To have a policy that sets out a range of design principles to ensure design is in keeping with the character of the surrounding area and sets out criteria for other matters such as lighting, landscape and public art and promotes sustainable development (existing policy).

Option B – To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan.

Preferred Policy Option: A

Table Aq - Policy D2 – Design and Climate Change

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	-	+	-	++	++	+	+	-	+	+	+
B	-	-	-	-	-	-	-	-	-	-	-

Option A – To take a proactive approach by having a policy that sets out a range of design principles to achieve high standards of sustainable development to mitigate against and adapt to climate change (existing policy).
 Option B – To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan.

Preferred Policy Option: A

Table Ar Policy H1 - A Spatial Strategy for Newhaven

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	++	-	-	+	++	++	-	+	+	-	-
B	++	-	-	+	++	++	-	+	+	-	-
C	+	-	-	-	+	+	-	-	-	-	-

Option A – To have a policy which states that only development proposals within the development boundary will be supported.
 Option B – To have a policy which states that development within the boundary will be supported but also states how development outside the boundary will be considered (existing policy).
 Option C – To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan.

Preferred Policy Option: B

Table As Policy H2 – Newhaven’s Former Police Station, South Road

Policy H2	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
	++	-	-	+	+	-	-	++	-	++	-

There is no assessment of alternative options against this policy as the preferred housing site has already been assessed against the sustainability objectives. However, the policy as written is now assessed against the objectives.

Recommend: To agree this is a policy that supports the sustainable objectives.

Table At Policy H3 - Housing sites on Eastside

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	++	-	-	++	-	++	-	++	-	++	++
B	??	-	-	+	-	++	-	++	-	-	-
C	+	-	-	++	-	++	-	++	-	-	?
D	+	-	-	++	-	++	-	++	-	-	?

Option A – To have a policy that outlines possible housing sites and an overall figure for housing yield together with supporting employment and sustainable transport links/good design (existing policy).

Option B – To have a policy that does not support housing on Eastside and focusses on employment development and growth.

Option C – To have a policy that supports housing as well as employment but provides no indication on appropriate sites and/or provides no housing yield figure that can contribute towards the overall housing need for Newhaven

Option D – To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan.

Preferred Policy Option: A

Table Au Policy H4 – Robinson Road Depot, Robinson Road

Policy H4	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
	++	-	-	++	+	-	-	++	-	++	++

There is no assessment of alternative options against this policy as the preferred housing site has already been assessed against the sustainability objectives. However, the policy as written is now assessed against the objectives.

Recommend: To agree this is a policy that supports the sustainable objectives.

Table Av Policy H5: Housing Sites in the Town Centre (land within the ring road)

Options	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
A	++	-	-	++	++	+	+	++	-	++	-
B	+	-	-	++	?	+	-	++	-	-	-
C	?	-	-	++	+	+	-	-	-	-	-

Option A – To have a policy that outlines possible housing sites and an overall figure for housing yield together with urban design/public realm improvements supporting employment and sustainable transport links/good design (existing policy).

Option B – To have a policy that supports housing but provides no indication on appropriate sites and/or provides no housing yield figure that can contribute towards the overall housing need for Newhaven

Option C – To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan.

Preferred Policy Option: A

Table Aw Policy H6 – Former Lewes District Council Offices, Fort Road

Policy H6	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
	++	-	-	++	-	-	-	++	-	-	-

There is no assessment of alternative options against this policy as the preferred housing site has already been assessed against the sustainability objectives. However, the policy as written is now assessed against the objectives.

Recommend: To agree this is a policy that supports the sustainable objectives.

Table Ax Policy H7 – Former Grays School

Policy H7	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
	++	-	-	++	-	-	-	++	++	-	-

There is no assessment of alternative options against this policy as the preferred housing site has already been assessed against the sustainability objectives. However, the policy as written is now assessed against the objectives.

Recommend: To agree this is a policy that supports the sustainable objectives.

Table Ay Policy H8 – Old Conservative Club, South Way

Policy H8	Obj 1 housing growth	Obj 2 access to services	Obj 3 social and leisure	Obj 4 heritage and urban	Obj 5 town centre	Obj 6 local economy	Obj 7 visitors	Obj 8 brownfield land	Obj 9 biodiversity	Obj 10 sustainable transport	Obj 11 flood risk
	++	-	-	++	-	-	-	++	-	++	-

There is no assessment of alternative options against this policy as the preferred housing site has already been assessed against the sustainability objectives. However, the policy as written is now assessed against the objectives.

Recommend: To agree this is a policy that supports the sustainable objectives.