

Strategic Environmental Assessment (SEA) for the Peasmarsh Neighbourhood Development Plan

Environmental Report

Peasmarsh Neighbourhood Development Plan
Steering Group

October 2022

Quality information

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Non-Technical Summary

AECOM is commissioned to lead on Strategic Environmental Assessment (SEA) in support of the emerging Peasmarsh Neighbourhood Plan Review (PNDR).

The PNDR is being prepared by the Peasmarsh Neighbourhood Plan Steering Group, under the Neighbourhood Planning Regulations 2012 and in the context of the South Oxfordshire Local Plan (2020). Once 'made' the PNDR will have material weight when deciding on planning applications, alongside the South Oxfordshire Local Plan.

SEA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to avoiding and mitigating negative effects and maximising positive effects. Central to the SEA process is publication of an Environmental Report alongside the draft plan that presents certain required information. The aim is to inform the consultation and, in turn, plan finalisation.

Preparing the Environmental Report essentially involves answering three questions:

1) What has plan-making / SEA involved up to this point?

- including in relation to 'reasonable alternatives'.

2) What are the SEA findings at this stage?

- i.e. in relation to the draft plan.

3) What happens next

This Environmental Report

This is the Non-Technical Summary (NTS) of the Environmental Report for the PNDR, in which the three questions are answered in turn. Firstly, there is a need to set the scene further by answering the question: What's the scope of the SEA?

What is the scope of the SEA?

The scope of the SEA is reflected in a list of topics and objectives, which, taken together indicate the parameters of the SEA and provide a methodological 'framework' for assessment. The following topics form the core of the framework:

- Biodiversity and Geodiversity
- Climate Change
- Community Wellbeing
- Historic Environment
- Landscape
- Land, Soil and Water Resources
- Transportation

Plan making/ SEA up to this point

An important element of the required SEA process involves assessing reasonable alternatives in time to inform development of the draft plan, and then publishing assessment findings in the Environmental Report.

As such, Chapter 4 of this report explains how work was undertaken to develop and assess a 'reasonable' range of alternative approaches to the allocation of land for housing.

The process of arriving at reasonable alternatives involved considering the strategic context ('top down' factors), alongside an understanding of the sites available and in contention for allocation ('bottom up' factors).

Following the AECOM Site Options Assessment (SOA) and Peasmarsh Site Assessment (PSA), eight reasonable alternative sites for housing were identified for formal assessment under the SEA framework – see Table NTS.1 below. These sites can also be seen in Figure 4.1 of the main Report.

Table NTS.1 site options for assessment through the SEA

Site	Size (ha)	Indicative capacity
PEA01 - Oaklands site	2.31	28*
PEA024 - Tanyard site	2.71	n/a
PM01 - Flackley Ash site, east of Mackerel Hill and north of Flackley Ash hotel	0.80	10
PM02 - Land to north of Main Street and west of Woodside	0.59	10
PM03 - Old football ground site	0.82	10
PM04 - Orchard Way site	0.21	5
PEAL01 - Cornerways	0.38	7
PEAL02 - Tanhouse 2	1.94	n/a

** In terms of site PEA01, while the indicative capacity based on the size of the site is 28 dwellings, it is noted that in line with national policy, the PNDP is not looking to allocate the site for more than 10 homes.*

The assessment of individual sites is presented in Tables 4.2 to Table 4.9 of this Report. The assessment considers any potential effects that may arise as a result of development at these locations, including the key environmental constraints and opportunities present. In this context the sites have been considered in relation to the SEA Framework developed during SEA Scoping and the baseline information.

The assessment reaches the following overall conclusions (see overleaf):

Table NTS.2 Summary of site assessment conclusions

Site Name	Biodiversity and Geodiversity	Climate Change	Community Wellbeing	Historic Environment	Land, Soil and Water Resources	Landscape	Transportation
PEA01	Blue	Yellow	Blue	Blue	Red	Red	Blue
PEA024	Blue	Yellow	Blue	Red	Red	Red	Blue
PM01	Red	Yellow	Blue	Red	Red	Red	Green
PM02	Blue	Yellow	Green	Red	Red	Blue	Green
PM03	Blue	Yellow	Green	Yellow	Red	Red	Blue
PM04	Yellow	Yellow	Green	Blue	Red	Blue	Blue
PEAL01	Blue	Yellow	Blue	Yellow	Red	Red	Blue
PEAL02	Blue	Yellow	Red	Red	Red	Red	Blue

Key	
Red	Likely adverse effect (without mitigation measures)
Green	Likely positive effect
Yellow	Neutral/no effect
Blue	Uncertain effect

All sites perform negatively against the ‘Land, Soil and Water Resources’ theme as all will result in the loss of greenfield, potentially high quality land, some of it still in agricultural use.

All sites with the exception of PM02 and PM04 perform negatively against the ‘Landscape’ theme as a result of the sensitivity of the AONB landscape, and in light of the findings of Rother’s Landscape Assessment (2009). Uncertain effects are concluded for site PM02 and PM04 as the sites are small and well-screened and therefore may be able to accommodate small-scale development.

Negative effects are also concluded in relation to four of the eight sites (PEA024, PM01, PM02, and PEAL02) with respect to the ‘Historic Environment’ theme due to potential impact on nearby designated and non-designated heritage assets. Uncertain effects are concluded in relation to PEA01 and PM04 to reflect screening present and uncertainty surrounding impact on an ANA. Neutral effects are concluded for sites PM03 and PEAL01.

Negative effects are concluded in relation to the ‘Community Wellbeing’ theme for just site PEAL02, given that the site is not connected to the settlement boundary or built up area, and safe access to the site is unconfirmed. Uncertain effects are concluded for sites PEA01, PEA024, PM01 and PEAL01 as a result of uncertainty regarding vehicular access to the sites. All other sites perform well through the delivery of new homes within/ adjacent to the built up area and settlement boundary, with good, safe pedestrian access to the site, and local services and facilities.

Negative effects are concluded in relation to the 'Biodiversity' theme for site PM01 due to the nearby priority habitats and important features present on site. All other sites with the exception of PM04 are concluded as having 'uncertain' effects on biodiversity. This reflects the features present along site boundaries and nearby, and the value of many sites as part of the woodland priority network.

Uncertain effects are concluded in relation to the 'Transportation' theme for all sites but PM01 and PM02 as a result of uncertainty regarding vehicle access to the sites. It is unlikely that site PM03 will develop vehicular access except through PEA01. Sites PM01 and PM02 perform positively, reflecting good access to the road network and the village's sustainable transport offer, PRoW and local trails. Local knowledge indicates that PM04 and PEA024 are located away from the settlement core and it is likely private vehicle use will continue at these sites.

Neutral effects are concluded for all options under the 'Climate Change' theme.

Choice of sites taken forward for the purposes of the PNDP

The draft PDNP allocates the following sites for development:

- PM01 Flackley Ash
- PM02 Woodside
- PM04 Orchard Way
- PEAL01 Cornerways

The Steering Group's reasons for selection and rejection of each of the eight alternative sites is provided in Section 4.38 of this Report.

Assessment findings at this stage

Chapters 5 and 6 of this Report present an assessment of the draft PNDP as a whole, as it stands at the current time (consultation on the pre-submission plan).

Assessment findings are presented as a series of narratives under the SEA framework. The assessment reaches the following **overall conclusions**:

The appraisal considers that the only significant effects likely to arise in implementation of the draft PNDP are positive in nature and relate to the SEA theme of community wellbeing. This reflects the main plan objective to coordinate clusters of small development in the neighbourhood area, that enhances / improves the significant environmental assets of the parish whilst supporting the village's economic viability and its rural surrounding.

This includes by delivering development that targets locally identified housing needs (such as providing affordable housing), supporting access to secondary education, new green spaces, and more broadly improving active and sustainable travel uptake.

Some greenfield loss is anticipated, and minor negative effects are expected in this respect in relation to both the landscape and land, soil, and water resources SEA themes; particularly given the presence of the AONB. However, it is recognised that the policy framework and supporting evidence base (include the village design codes and guide) provide mitigation that is likely to minimise impacts and avoid significant effects arising.

While there are heritage constraints present within the draft PDNP area, these are not significant in relation to the site allocations. Furthermore, the policy framework, supported by the village design codes and guide, seeks to ensure no significant residual impacts for the historic environment. Neutral effects are concluded.

Residual neutral effects are also concluded in relation to the SEA themes of biodiversity, climate change, and transport, reflecting the Plan's avoidance and mitigation measures which should ensure that new development integrates without causing significant deviations from the baseline situation. It is noted that minor positive effects against the biodiversity and climate change themes could be delivered in the longer term, reflecting the detailed policy provisions set out.

Next steps

This Environmental Report is published alongside the pre-submission version of the PNDP. Following consultation, any representations made will be considered by the Neighbourhood Plan Steering Group, when finalising the plan for submission.

The 'submission' version of the plan will then be submitted to Rother District Council. The plan and supporting evidence will be then published for further consultation, and then submitted for examination.

If the outcome of the Independent Examination is favourable, the PNDP will then be subject to a referendum, and the plan will be 'made' if more than 50% of those who vote are in support.

1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of the emerging Peasmarsh Neighbourhood Development Plan (PNDP).
- 1.2 The PNDP is currently being prepared under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012, and in the context of the adopted Rother District Council Local Plan Core Strategy 2014-2028¹. Due regard is also given to the emerging Local Plan² which, once adopted, will replace the current Rother District Council Local Plan Core Strategy 2014-2028, and cover the period up to 2039.
- 1.3 SEA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to avoiding and mitigating negative effects and maximising positive effects. SEA of the PNDP is a legal requirement.³

SEA explained

- 1.4 It is a requirement that SEA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.5 In-line with the Regulations, a report (known as the Environmental Report) must be published for consultation alongside the draft plan that “*identifies, describes and evaluates*” the likely significant effects of implementing “*the plan, and reasonable alternatives*”.⁴ The report must then be considered, alongside consultation responses, when finalising the plan.
- 1.6 More specifically, the Report must answer the following three questions:
 1. What has plan-making / SEA involved up to this point?
including in relation to ‘reasonable alternatives’.
 2. What are the SEA findings at this stage?
i.e., in relation to the draft plan.
 3. What happens next?

¹ The Rother District Council Local Plan Core Strategy 2014-2028 can be accessed [here](#).

² Information about the New Local Plan Update can be accessed [here](#).

³ Regulation 15 of the Neighbourhood Planning Regulations (2012, as amended) requires that each Neighbourhood Plan is submitted to the Local Authority alongside either: A) an environmental report; or, B) a statement of reasons why SEA is not required, prepared following a ‘screening’ process completed in accordance with Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations (‘the SEA Regulations’). The PNDP was subject to formal screening in 2020.

³ Regulation 12(2) of the Environmental Assessment of Plans and Programmes Regulations 2004.

⁴ Regulation 12(2) of the Environmental Assessment of Plans and Programmes Regulations 2004.

This Environmental Report

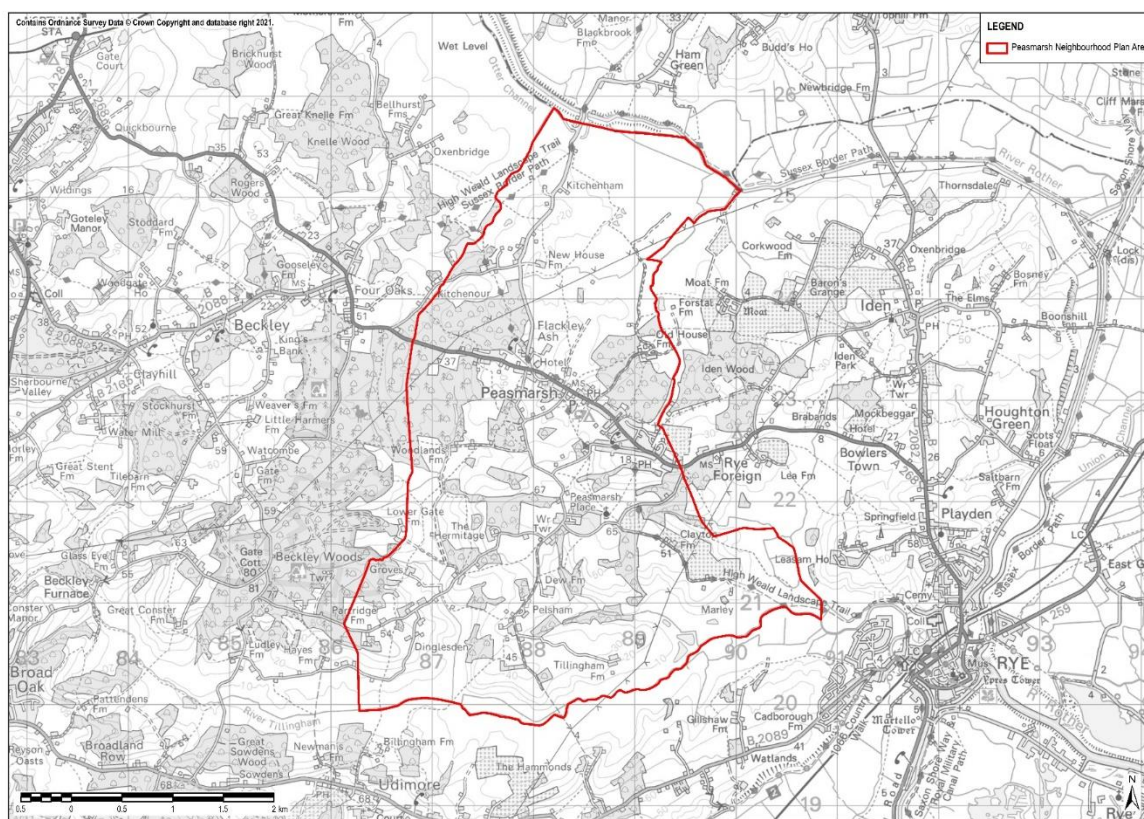
- 1.7 This Environmental Report is published alongside the 'pre-submission' version of the PNDP, under Regulation 14 of the Neighbourhood Planning Regulations (2012, as amended).
- 1.8 This report essentially answers questions 1, 2 and 3 in turn, to provide the required information. Each question is answered within a discrete 'part' of the report.
- 1.9 However, before answering Q1, two initial questions are answered to further set the scene; what is the plan seeking to achieve? And what is the scope of the SEA?

2. What is the plan seeking to achieve?

Introduction

- 2.1 This section considers the strategic planning policy context provided by the adopted Rother Local Plan Core Strategy 2014-2028, and then presents the vision and objectives of the PNDP.
- 2.2 Figure 2.1 below presents the neighbourhood area.

Figure 2.1 Peasmarsh Neighbourhood Development Plan area



Relationship with the Local Plan Core Strategy (2014)

- 2.3 Adopted in September 2014, the Rother District Council Local Plan Core Strategy sets out the land use policies to meet the area's economic, environmental, and social needs and aims for the future (up until 2028) and provides the framework for all subsequent documents which form part of the adopted Local Plan⁵. The Core Strategy identifies Peasmarsh as a 'local service village', and a village that 'appear(s) to have a particular need for employment'. This is based on several factors including unemployment, economic activity rate, ratio of in: out commuting, economic base and broadband speeds. However, this classification is outdated as it is based on 2006 data; and employers in the area have said they have difficulty due to working age people being unable to afford to live in the parish.

⁵ Information about the New Local Plan Update can be accessed [here](#).

- 2.4 In terms of distribution of rural housing, the Core Strategy identified 50 new homes (minus completions and commitments after 2014) for Peasmarsh Parish within the Plan Period 2011 – 2028, including completions and commitments as of 2014. As of 2018 this has reduced to 39 due to eleven development permissions. Data from RDC states that 27 new homes were built since the 2011 Census.
- 2.5 In 2019 the Development and Site Allocations (DaSA) Local Plan was adopted, which implements the development strategy and core policies set out in the Core Strategy. The DaSA identified a new site, on the edge of the development boundary to the south of the A268, known locally as Pippins, as suitable for a further 45 homes to meet the 2028 target.

Relationship with the emerging New Local Plan

- 2.6 Rother District Council have agreed to launch the preparation of a new Local Plan in keeping with national guidance promoting an on-going cycle of plan making and review. The council is currently in the early preparatory phase of work for the new Local Plan. The new Local Plan will set out the spatial strategy for the distribution and development of new homes, employment and supporting infrastructure in Rother, while protecting the valued natural and historic environment. It will also incorporate detailed development management policies to guide and manage development across the district.
- 2.7 The Council undertook targeted engagement at an early stage in the production of the local plan⁶, in advance of proposed public consultation that will form the first public consultation stage later 2022/23.
- 2.8 Neighbourhood development plans will form part of the development plan for the district, alongside the Rother District Council Local Plan Core Strategy. Neighbourhood development plans are required to be in general conformity with the relevant Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for Core Strategy to provide a clear overall strategic direction for development, whilst enabling finer detail to be determined through the neighbourhood development planning process where appropriate. Consideration will also be given to the emerging new Local Plan, while recognising it is currently at a very early stage of preparation.

Vision and objectives of the PNDP

- 2.9 The vision of the PNDP is as follows:

“Peasmarsh parish will continue developing its thriving, safe and friendly rural community through sustainable development.

The Plan will reflect the needs of and enhance / improve the significant environmental assets of the parish whilst developing its economic viability and its rural surrounding. It will also respect our location in the High Weald Area of Outstanding Natural Beauty”.

- 2.10 A set of seven objectives, stemming from the vision, were also developed. The overall objective of the PNDP is to reflect the wishes of the community in

⁶ Rother District Council (2014) Early Targeted Engagement on the Local Plan is available [here](#).

promoting the social, economic and environmental well-being of what is, essentially, a rural parish. The detailed objectives are as follows:

- Sustain a thriving parish offering a range of facilities to the local community, businesses and visitors by encouraging the expansion of the local retail and service provision;
- Seek adequate education provision for parish children of all ages, extending the local educational facilities in line with future housing developments;
- Protect and enhance local open spaces and access to the countryside to enhance the physical and mental wellbeing of residents, encouraging development which exceeds current energy efficiency standards and promoting cycle networks and non-vehicular connectivity with adjacent villages and town for a sustainable village life;
- Plan and deliver future developments which reflect both current and future housing needs of the parish in small clusters, promoting principles of good design and quality that encourage the local context;
- Ensure that the parish infrastructure is improved to match existing requirements and then expanded in line with future housing developments; in the short term:
 - reduce the impact of road traffic and parking on the local community;
 - eliminate the flooding and stop the supercharging of the sewage system both of which occur regularly;
 - eliminate the frequent and sometimes extended power failures; and
 - establish frequent bus services which meet the national Bus Back Better policy with markedly improved frequency all week and timetables integrated with other services including rail;
- Secure the long term future of existing community leisure and cultural facilities for all ages and promote the provision of new facilities to address the future needs of the parish; and
- Protect, maintain and enhance the nationally and locally important heritage and environmental assets and historic character by guiding sympathetic development.

3. What is the scope of the SEA?

Introduction

3.1 The aim here is to introduce the reader to the scope of the SEA, i.e., the sustainability themes and objectives that should be a focus of the assessment of the plan and reasonable alternatives. Further information is presented in Appendix II.

Consultation

3.2 The SEA Regulations require that “*when deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies*”. In England, the consultation bodies are the Environment Agency, Historic England and Natural England.⁷ As such, these authorities were consulted earlier this year (February 2022). Scoping responses are detailed in Appendix II.

The SEA framework

3.3 The SEA scope is summarised in a list of themes and objectives, known as the SEA framework. The full SEA framework as broadly agreed earlier in 2022 is provided in Appendix II and Table 3.1 presents a summary version.

Table 3.1: The SEA framework (as broadly agreed earlier in 2022)

SEA theme	SEA objective
Biodiversity and geodiversity	Protect and enhance biodiversity and geodiversity.
Climate change	Reduce the contribution to climate change made by activities within the PNDP area. Support the resilience of the PNDP area to the potential effects of climate change, including flooding
Landscape	Protect and enhance the character and quality of the immediate and surrounding landscape and villagescape.
Historic environment	Protect, conserve and enhance the historic environment within and surrounding the PNDP area.
Land, soil and water resources	Ensure the efficient and effective use of land. Promote and enhance water quality in addition to the use and sustainable management of water resources.
Community wellbeing	Ensure growth in the Neighbourhood Area is aligned with the needs of all residents, improving accessibility, anticipating future needs and specialist requirements, and supporting cohesive and inclusive communities.
Transportation	Promote sustainable transport use and reduce the need to travel.

⁷ These consultation bodies were selected “*by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programmes*” (SEA Directive, Article 6(3)).

4. What has plan-making / SEA involved up to this point?

Introduction

- 4.1 In accordance with the SEA Regulations the Environmental Report must include...
- An outline of the reasons for selecting the alternatives dealt with; and
 - The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.
- 4.2 The 'narrative' of plan-making / SEA up to this point is told within this part of the Environmental Report. Specifically, this section explains how preparation of the current version of the PNDP has been informed by an assessment of alternative locations for non-strategic scale development in the neighbourhood area.

Overview of plan making / SEA work undertaken since 2021

- 4.3 Plan-making for the PNDP has been underway since 2021. Work began with the designation of the neighbourhood area by RDC in April 2021. Since then, a range of consultation events have since been carried out for the PNDP to engage the community and enable their input into the plan making process. This has included flyers, meetings, workshops, surveys, discussions, and public consultation drop-in days, and there have been invitations throughout to participate and to make comments. Survey results can be found [here](#).
- 4.4 Plan making has also been informed by evidence studies, namely the [AECOM Housing Needs Assessment](#) (2021), [Site Options Assessment](#) (2022), and the [PNDP Site Assessments](#) (2022). These are explored in further detail below.
- 4.5 In terms of the SEA, as set out in Section 3 above, the key document that has been prepared for the PNDP and accompanying SEA process to date is the [SEA Scoping Report](#) (2021).

Developing the reasonable alternatives

- 4.6 The SEA Regulations are not prescriptive as to what constitutes a reasonable alternative, stating only that the Environmental Report should present an appraisal of the 'plan and reasonable alternatives taking into account the objectives and geographical scope of the plan'. As in many cases, the Peasmarsh Neighbourhood Development Plan Steering Group are limited in terms of potential alternatives that can be considered for the PNDP, which must be in general conformity with and support the strategic development needs set out in the adopted Rother Core Strategy (2014) and have regard for the emerging New Local Plan.
- 4.7 The decision was taken to develop and assess reasonable alternatives in relation to the matter of allocating land for housing, in light of the PNDP objectives (see para 2.11). This is on the basis that housing growth is known to

be a matter of key interest amongst local residents and other stakeholders and that it is also the issue most likely to result in a significant effect. National Planning Practice Guidance is clear that SEA should focus on matters likely to give rise to significant effects.

- 4.8 The task of establishing reasonable alternatives for the delivery of new housing involved giving consideration to ‘top-down’ factors (strategic issues/ higher level policy) and ‘bottom-up’ factors (site options), before finally bringing the evidence together and establishing reasonable alternatives.

Top-down considerations

- 4.9 Firstly, there is a need to reiterate the context of the adopted Rother Core Strategy (2014), as already discussed above (Section 2.1). The 2014 Core Strategy identifies Peasmarsh as a rural service village with an outstanding of 50 homes, which has reduced to 39 homes to be delivered from 2011-2028 due to granted development permissions. Data from RDC states that 27 new homes were built since the 2011 Census.
- 4.10 In 2019 the Development and Site Allocations (DaSA) Local Plan was adopted, which implements the development strategy and core policies set out in the Core Strategy. The DaSA identified a new site, on the edge of the development boundary to the south of the A268, known locally as Pippins, as suitable for a further 45 homes to meet the 2028 target.
- 4.11 Rother is now in the early stages of preparing a New Local Plan to 2039. As yet no further figures have been identified, however as a Local Service Village, Peasmarsh is considered to be suitable for further development. However, there are localised issues. The existing infrastructure of Peasmarsh is not that of a Local Service Village; four of the ten points that contribute to this classification are linked to one business and there is a risk these points will disappear. Until the infrastructure is improved (including the foul water system), development is very constrained. There is a need for affordable housing for people with local connections in the area and an imbalance between the aging population and homes for younger people has been identified.
- 4.12 Furthermore, the parish’s position within an AONB requires that development is limited, sensitively located, and designed to minimise adverse impacts. Moreover, the NPPF indicates that major developments should be refused unless exceptional circumstances exist and it can be demonstrated it is in the interest of the public. These factors have therefore to be balanced in the allocation of sites.

Assessing housing need

- 4.13 A Housing Needs Assessment (HNA) was undertaken by AECOM for Peasmarsh Parish in 2021.⁸ AECOM calculated the affordable housing need for Peasmarsh for the length of the Plan. The model suggested that 1.4 rented units are needed per annum in Peasmarsh, which equates to a total of 26 units over the plan period. This could be increased to 60 over the period if the larger cohort of people with a local connection to Peasmarsh are taken as the starting point. A similar calculation for affordable housing for sale found potential

⁸ Peasmarsh Housing Needs Assessment (AECOM, 2021) available [here](#)

demand for 1.9 units per annum, resulting in a total of 32 units over the plan period.

- 4.14 In light of the HNA findings, it is considered that the total demand for truly affordable homes in the parish over the next 20 years or so could be as high as 100 dwellings. However, the Neighbourhood Plan does not seek to deliver development of this scale given the other issues identified.
- 4.15 Considering environmental constraints present, and the identified needs of the community, the PNDP Steering Group are seeking to allocate small scale, high quality housing – including smaller properties to balance the parish age profile, in line with the objectives of the PDNP.

Bottom-up considerations

- 4.16 The second step involves identifying the site options that are potentially in contention for allocation through the PNDP. This process was led by the Steering Group, with support from AECOM (through a 'Site Options Assessment (SOA)' technical support package).

AECOM Site Options Assessment

- 4.17 The AECOM SOA Report assessed eleven sites, which were identified through the RDC Housing and Economic Land Availability Assessment (2020) and by the PNDP Steering Group in consultation with the local community. The report concluded that six of the eleven sites included are potentially suitable for allocation. These are sites:

- PEA01 - Oaklands site
- PEA024 - Tanyard site
- PM01 - Flackley Ash site, east of Mackerel Hill and north of Flackley Ash hotel
- PM02 - Land to north of Main Street and west of Woodside
- PM03 - Old football ground site
- PM04 - Orchard Way site

- 4.18 Three sites were not found to be suitable for development and considered not appropriate for allocation in the Plan. These are:

- PEA07 - Kings Head site
- PEA025 - Tanhouse site
- PM05 - Land to north of Main Street and south of Malthouse Wood

- 4.19 Two additional sites were also considered as it was thought that they might be put forward in the PNDP call for sites. The sites were not submitted through the call for sites and are not known to be available over the plan period:

- PM06 - Flackley Ash site, land to west of Mackerel Hill
- PM07 - Flackley Ash site, barns to east of Mackerel Hill

Peasmarsh Site Assessment

4.20 The results of the AECOM SOA were taken forward for further consideration by the PNDP steering group. Given that the AECOM SOA considered most of the sites to be rated 'potentially suitable' the PNDP needed to look in detail at the mitigation needed to further rank possible sites. The Peasmarsh Site Assessment (PSA) therefore expanded on the sites considered through the AECOM SOA by applying local knowledge, outcomes of previous planning applications, national planning rules, results from the public consultation and, where appropriate, specific mitigation factors not considered by AECOM.

4.21 Two additional sites were also considered through the PSA which came forward after the AECOM SOA was published. These sites are:

- PEAL01 - Cornerways
- PEAL02 - Tanhouse

4.22 Of the eleven potential development sites assessed through the PSA, the following five were rated as not suitable for development:

- PEA07 - Kings Head site
- PEA025 - Tanhouse site
- PM05 - Land to north of Main Street and south of Malthouse Wood
- PEA024 - Tanyard site
- PEAL02 - Tanhouse 2

4.23 Two sites were rated as possibly suitable should a solution be found to the lack of vehicular access in the future:

- PM03 - Old Football Ground Site
- PEA01 - Oaklands

4.24 Four sites were rated as suitable:

- PM01 Flackley Ash
- PM02 Woodside
- PM04 Orchard Way
- PEAL01 Cornerways

Potential site options considered through the SEA

4.25 For completeness, and to support the consideration of the suitability of sites, the SEA process has undertaken an assessment of all sites considered potentially suitable, or suitable, through the AECOM SOA/ PSA. Site PEAL02 - Tanhouse has also been included as the site came forward late and was not assessed through the AECOM SOA.

4.26 The assessment considers any potential effects that may arise as a result of development at these locations, including the key environmental constraints and opportunities present.

4.27 In this context the sites have been considered in relation to the SEA Framework developed during SEA Scoping (Section 3.3) and the baseline information. These sites are listed in Table 4.1 below and shown in Figure 4.1 which follows overleaf.

Assessment of site options

Table 4.1 site options for assessment through the SEA

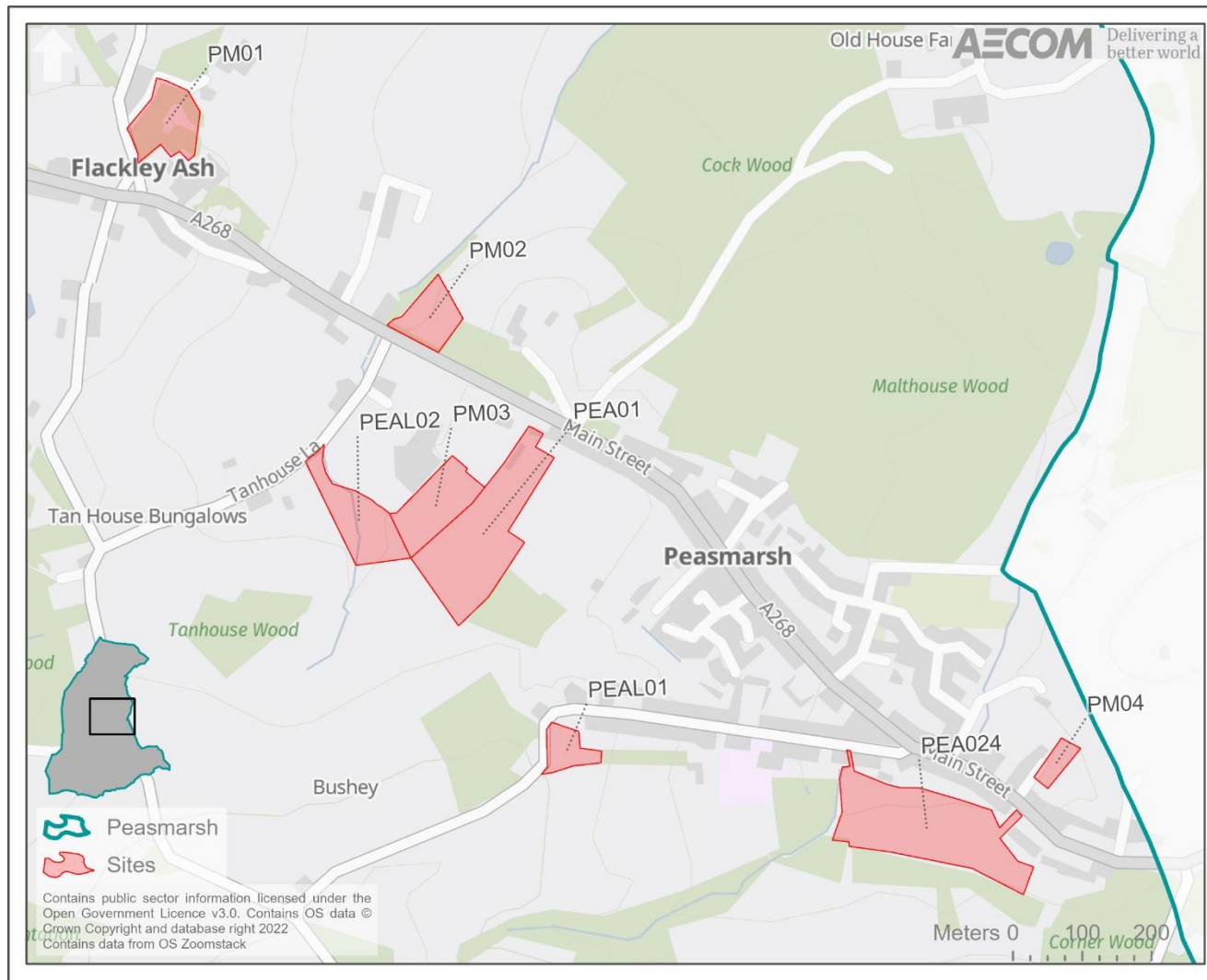
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PEAL01 - Cornerways	0.38	7
PEAL02 - Tanhouse 2	1.94	n/a

** In terms of site PEA01, while the indicative capacity based on the size of the site is 28 dwellings, it is noted that in line with national policy, the PNDP is not looking to allocate the site for more than 10 homes.*

4.28 The assessment of sites is presented in Tables 4.2 to Table 4.9 overleaf.

4.29 Sources of information to support the appraisal has included (amongst others): Ordnance Survey maps; MAGIC Interactive Map; the Environment Agency's Flood Risk Maps for England; and Google Earth.

Figure 4.1 Reasonable alternative site options for assessment



SEA site assessment findings

Table 4.2 Site PEA01 - Oaklands site

SEA Theme Site PEA01 – Oaklands site



Biodiversity
and
Geodiversity

This site does not overlap with any international or national biodiversity designations, nor is it near any. Additionally, it does not sit within SSSI IRZs for the types of development that are likely to come forward through the neighbourhood plan (i.e., residential, rural residential and rural non-residential).

There are no BAP Priority Habitats on the site, however there is an area of traditional orchard directly to the south-east and two areas of deciduous woodland (classified as ancient and semi-natural woodland) within 100 m of the site to the north and south. Due to these areas of woodland, the site is considered part of the woodland priority habitat network. Whilst direct impacts on these neighbouring habitats from development at this site are unlikely, disturbances may occur due to noise and light pollution during construction.

Within the site itself, aerial imagery indicates there are trees and hedgerows located on sections of the site boundaries, particularly at the south / south-west end of the site. These features are key components of the local ecological network and should be retained and enhanced (where possible) alongside new development.

Uncertain effects reflect the potential impact of development on priority habitats during construction.

SEA Theme Site PEA01 – Oaklands site

<p>Climate Change</p>	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions from a growth in the built footprint of Peasmarsh and an intensification of use at this location. However, Peasmarsh offers a good amount of local services and facilities, including a primary school, small businesses, and Jempson’s superstore (which also includes a post office and a pharmacy). In light of the local service offer, residents are unlikely to need to travel for day-to-day needs, reducing the CO₂ emissions originating from the area.</p> <p>With regards to flood risk issues, the whole site is within Fluvial Flood Zone 1, which means it has a low probability of experiencing flooding from rivers. While there is a small area to the north-east of the site which is at low risk of surface water flooding; the site as a whole is considered to be at low risk of surface water flooding. Neutral effects are concluded overall.</p>	
<p>Community Wellbeing</p>	<p>The allocation of this site through the Neighbourhood Plan will contribute positively towards meeting local housing needs. The delivery of housing adjacent to, and connected with, the defined settlement is considered likely to support cohesive communities and social inclusion.</p> <p>Peasmarsh is well served by services and facilities, offering Jempson’s superstore and associated businesses, public houses, various places available to book to stay, restaurants, a primary school, a memorial hall, and a church. It is noted the area does not have a secondary school or health infrastructure (GP practice, dentist, or hospital) within the Neighbourhood Area boundaries; Rye is the closest settlement that offers both, an approximate ten-minute drive south-east.</p> <p>There are PRow on this site – along the south-west site boundary and running in a diagonal across the site. The PRow extending along the site boundary is also designated as part of the High Weald Landscape Trail. Development on this site should protect PRow.</p> <p>Pedestrian access can be achieved to and from this site via the public footpath and Main Street. There is currently limited vehicular access to the site – it is possible this can be granted from Main Street but this would depend on land ownership and road safety. As such uncertain effects are concluded overall.</p>	
<p>Historic Environment</p>	<p>The site is not within or in proximity to a historic conservation area. There are no scheduled monuments or registered parks and gardens in proximity to the site.</p> <p>There are no listed buildings within the site, however the Grade II listed The Cock Inn is less than 50 m west of the site to the north. It is possible the setting of this listed building could be negatively impacted by development, if development were to alter the local character and surroundings. However as effects are only likely to result from development on a small portion of the site in the north, and there is woodland present surrounding the site, there is a good potential for effects to be mitigated. Uncertain effects are therefore concluded at this stage.</p>	

SEA Theme Site PEA01 – Oaklands site

<p>Land, Soil and Water Resources</p>	<p>Development at this site would result in the loss of greenfield land. According to the indicative ALC for the London and South East England region provided by Natural England, this site is within Grade 3 ‘Good to Moderate’ agricultural land. However there is uncertainty over whether the land is Grade 3a or Grade 3b due to the resolution of the map.</p> <p>There are no watercourses within or in proximity to this site, but the site does overlap with the Surface Water S509 – Lower Rother from Robertsbridge to Iden Nitrate Vulnerability Zone, indicating the site is at risk from agricultural land pollution. However, it is unlikely development at this site would cause this risk to increase.</p> <p>Negative effects are concluded overall, reflecting the loss of greenfield, potentially high quality, agricultural land.</p>	
<p>Landscape</p>	<p>The site is located adjacent to and connected to the existing built-up area of Peasmarsh and the settlement boundary. The site is at a similar elevation to the surrounding Peasmarsh settlement but is considered to be gently sloping and / or uneven. It is likely development will be viewed from surrounding buildings but not the wider Peasmarsh area. Given the size and location of the site in the context of the village, development has the potential to significantly alter the existing settlement pattern and its character.</p> <p>The whole neighbourhood area is within the High Weald AONB. The management plan for this designation recognises the pressure for development in the area and indicates insensitive development is a threat to some of the special characteristics of the AONB. Any proposal at this site will need to demonstrate high-quality design informed by the special characteristics and AONB management plan.</p> <p>Rother District Council’s Market Towns and Villages Landscape Assessment (2009) indicates this part of the Neighbourhood Area falls within the Central Paddocks area, which is considered to have a ‘moderate’ ability to accommodate change. Mitigation therefore has good potential to reduce negative impacts on the landscape to some extent. However at this stage, given the sensitivity of the landscape, and without the detailed design and layout of proposed development, negative effects are concluded.</p>	

SEA Theme **Site PEA01 – Oaklands site**

Transportation	<p>There are no railway stations in proximity to the site, the closest being located in Rye an approximate ten-minute drive from Peasmarsh to the south-east. There are bus services running through the Neighbourhood Area; the nearest bus stop is located approximately 240 m east along Main Street, which has pavement access. The services allow sustainable transport access to multiple locations, including Rye and Iden. It is noted that these services are infrequent.</p> <p>Access to the site would need to be created, as the site is set-back from the road network. It is however uncertain whether suitable vehicle access can be granted from Main Street to accommodate this, due to land ownership and road safety.</p> <p>The nearest road is the A268, which allows vehicular access to Rye to the south-east and the A259 (both outside the Neighbourhood Area). The A259 allows for vehicular access to many locations, including Rye, Bexhill and Pevensey. The A268 allows for access to Beckley and Northiam to the north-west and in turn to the A28 for towns in Kent and the A21 for London. There are PRow on this site – a public footpath along the south-west site boundary, and a public footpath running in a diagonal across the site. These footpaths should be retained through new development. Additionally, the site has pavement access on the A268 to allow for safe pedestrian and cycle access on and off the site.</p> <p>Overall, uncertain effects are concluded, reflecting the uncertainty regarding site access.</p>	
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Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

Table 4.3 Site PEA024 – Tanyard site

SEA Theme Site PEA024 – Tanyard site



Biodiversity
and
Geodiversity

This site does not overlap with any international or national biodiversity designations, nor is it in proximity to any. Additionally, it does not sit within SSSI IRZs for the types of development that are likely to come forward through the neighbourhood plan (i.e., residential, rural residential and rural non-residential).

There are no BAP Priority Habitats on the site, however there is an area of deciduous woodland directly south of the site and two further areas of deciduous woodland (also partly classified as ancient and semi-natural woodland) within 100 m of the site to the east and the south-west. Due to these areas of woodland, the site is considered part of the woodland priority habitat network. Whilst direct impacts on these neighbouring habitats from development at this site are unlikely, disturbances may occur due to noise and light pollution during construction.

Within the site itself, aerial imagery indicates there are trees and hedgerows adjacent to the site boundaries, and a tree in the middle of the site. These features are key components of the local ecological network and should be retained and enhanced (where possible), alongside new development.

Uncertain effects reflect the potential impact of development on priority habitats during construction.

SEA Theme **Site PEA024 – Tanyard site**

<p>Climate Change</p>	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions from a growth in the built footprint of Peasmarsh and an intensification of use at this location. However, Peasmarsh offers a good number of local services and facilities, including a primary school, small businesses, and Jempson’s superstore (which also includes a post office and a pharmacy). In light of the local service offer, residents are unlikely to need to travel for day-to-day needs, reducing the CO₂ emissions originating from the area.</p> <p>With regards to flood risk issues, the whole site is within Fluvial Flood Zone 1, which means it has a low probability of experiencing flooding from rivers. However, the site is considered to be at medium risk of surface water flooding due to springs being present on the surface and under the surface at this site.</p> <p>While the risk of surface water flooding has the potential to lead to negative effects, it is considered that the existing policy framework of the local plan will likely ensure negative effects are broadly avoided. Neutral effects are therefore concluded overall.</p>	
<p>Community Wellbeing</p>	<p>The allocation of this site through the Neighbourhood Plan will contribute positively towards meeting local housing needs. The delivery of housing adjacent to, and connected with, the defined settlement is considered likely to support cohesive communities and social inclusion.</p> <p>Peasmarsh is well served by services and facilities, offering Jempson’s superstore and associated businesses, public houses, various places available to book to stay, restaurants, a primary school, a memorial hall, and a church. It is noted the area does not have a secondary school or health infrastructure (GP practice, dentist, or hospital) within the Neighbourhood Area boundaries; Rye is the closest settlement that offers both, an approximate ten-minute drive south-east.</p> <p>There is a PRoW on the western site boundary, which connects Main Street to the north to Church Land to the south. This footpath has been identified as an historic routeway (it was the main connection between residents and the church) and also forms part of the High Weald Landscape Trail. As such, development on this site should protect this PRoW and ensure it is not diverted.</p> <p>There is currently limited vehicle and pedestrian access to the site. The site is located away from the road, but access could be developed through a gap to Main Street (A268), which has pavement access. This would allow for safe pedestrian and cycle access to and from the site.</p> <p>While it is assumed that access is achievable through Main Street, uncertain effects are concluded overall due to potential impacts on the historic routeway present along the site boundary.</p>	

SEA Theme **Site PEA024 – Tanyard site**

<p>Historic Environment</p>	<p>The site is not within or in proximity to a historic conservation area. There are no scheduled monuments or registered parks and gardens in proximity to the site.</p> <p>Although there are no listed buildings within the site boundaries, the site is within 100 m of six Grade II listed buildings: The Rectory to the west, The Horse and Cart Inn to the east, Hales Stores With The House Attached And Redford House to the north, Ivy Cottage to the north, Stream Farmhouse to the north and Stream Farm Cottage to the north. It is possible that the setting of these assets, in particular The Horse and Cart Inn, The Rectory and Ivy cottage, could be negatively impacted by development on this site, notably through impacts to views.</p> <p>Whilst no features listed on the local Historic Environment Record (HER) have been recorded on or in the immediate vicinity of the site, observations carried out at this site for the AECOM SOA identify locally important historic environment features along Main Street and School Lane. While outside of the site, there is the potential that development could have a minor impact upon the setting of HER features.</p> <p>Negative effects are concluded, reflecting the potential impact on assets present.</p>	
<p>Land, Soil and Water Resources</p>	<p>Development at this site would result in the loss of greenfield land. According to the indicative ALC for the London and South East England region provided by Natural England, this site is within Grade 3 ‘Good to Moderate’ agricultural land. However, there is uncertainty over whether the land is Grade 3a or Grade 3b due to the resolution of the map.</p> <p>There are no watercourses within or in proximity to this site, but the site does overlap with the Surface Water S509 – Lower Rother from Robertsbridge to Iden Nitrate Vulnerability Zone, indicating the site is at risk from agricultural land pollution. However, it is unlikely development at this site would cause this risk to increase.</p> <p>Negative effects are concluded overall, reflecting the loss of greenfield, potentially high quality, agricultural land.</p>	

SEA Theme **Site PEA024 – Tanyard site**

Landscape	<p>The site is located adjacent to and connected to the existing built-up area of Peasmarsh and the settlement boundary. The site is steeply sloping towards the south. As this site is considered to be visually dominant in relation to views to the south of Main Street and School Lane, it is likely development will be viewed from various locations in the Peasmarsh settlement and will have a moderate visual impact. Given the size and location of the site in the context of the village, development has the potential to significantly alter the existing settlement pattern and its character.</p> <p>The whole neighbourhood area is within the High Weald AONB. The management plan for this designation recognises the pressure for development in the area and indicates insensitive development is a threat to some of the special characteristics of the AONB. Any proposal at this site will need to demonstrate high-quality design informed by the special characteristics and AONB management plan.</p> <p>Rother District Council's Market Towns and Villages Landscape Assessment (2009) indicates this part of the Neighbourhood Area falls within the South and East of Village area, which is considered to have 'low' ability to accommodate change.</p> <p>Negative effects are concluded overall, reflecting the sensitivity of the landscape at this location.</p>	
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Transportation	<p>There are no railway stations in proximity to the site, the closest being located in Rye an approximate ten minute drive from Peasmarsh to the south-east. There are bus services running through the Neighbourhood Area; the nearest bus stop is located approximately 100m north-east along School Lane and Main Street, both of which have pavement access. The services allow sustainable transport access to multiple locations, including Rye and Iden. It is noted that these services are infrequent. Additionally, local knowledge has indicated this site is located further from the settlement core and it more likely residents would rely on private vehicle use.</p> <p>Access to the site would need to be created, as the site is located set-back from the road network. Access is considered achievable through developing a gap to Main Street (A268), which allows vehicular access to Beckley and Northiam to the north-west and in turn to the A28 for towns in Kent and the A21 for London. The A259 allows for vehicular access to many locations, including Rye, Bexhill and Pevensey.</p> <p>There are PRow on this site, along the western site boundary, which also forms part of the High Weald Landscape Trail. This footpath has been identified as an historic routeway and also forms part of the High Weald Landscape Trail. As such it should be retained through new development. Additionally, the site has pavement access on the A268 to allow for safe pedestrian and cycle access on and off the site.</p> <p>Assuming access is achievable through Main Street, uncertain effects are concluded overall.</p>	
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Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

Table 4.4 Site PM01 – Flackley Ash site, land to east of Mackerel Hill and north of Flackley Ash hotel

SEA Theme Site PM01 – Flackley Ash site, land to east of Mackerel Hill and north of Flackley Ash hotel



Biodiversity
and
Geodiversity


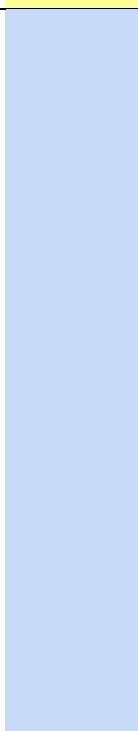

This site does not overlap with any international or national biodiversity designations, nor is it near any. Additionally, it does not sit within SSSI IRZs for the types of development that are likely to come forward through the neighbourhood plan (i.e., residential, rural residential and rural non-residential).

There are no BAP Priority Habitats on the site, however there is an area of traditional orchard less than 10 m to the north of the site, and two areas of deciduous woodland approximately 50 m to the west and south-east of the site. It is considered that development may indirectly disturb these habitats due to noise and light pollution during construction, and in the longer-term too given the small distance to the site.

Within the site itself, aerial imagery indicates there are considerable trees and hedgerows present both across the site and along the site boundaries. These features are key components of the local ecological network and should be retained and enhanced (where possible) alongside new development.

Negative effects are therefore concluded overall pre-mitigation, reflecting the nearby priority habitats and important features present on site.

SEA Theme **Site PM01 – Flackley Ash site, land to east of Mackerel Hill and north of Flackley Ash hotel**

<p>Climate Change</p>	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions from a growth in the built footprint of Peasmarsh and an intensification of use at this location. However, Peasmarsh offers a good amount of local services and facilities, including a primary school, small businesses, and Jempson’s superstore (which also includes a post office and a pharmacy). In light of the local service offer, residents are unlikely to need to travel for day-to-day needs, reducing the CO₂ emissions originating from the area.</p> <p>With regards to flood risk issues, the whole site is within Fluvial Flood Zone 1, which means it has a low probability of experiencing flooding from rivers. The site is at low risk of surface water flooding, however it is noted that the Mackerel Hill road adjacent to the site to the west is at low risk of surface water flooding.</p> <p>Neutral effects are concluded at this stage.</p>	
<p>Community Wellbeing</p>	<p>The allocation of this site through the Neighbourhood Plan will contribute positively towards meeting local housing needs. The delivery of housing adjacent to, and connected with, the built up area is considered likely to support cohesive communities and social inclusion. However it is noted that the site is outside and not connected to the defined settlement boundary, but is part of the ‘hamlet’ of Flackley Ash.</p> <p>Peasmarsh is well served by services and facilities, offering Jempson’s superstore and associated businesses, public houses, various places available to book to stay, restaurants, a primary school, a memorial hall and a church. It is noted the area does not have a secondary school or health infrastructure (GP practice, dentist, or hospital) within the Neighbourhood Area boundaries; Rye is the closest settlement that offers both, an approximate ten minute drive south-east.</p> <p>There are no PRoW on site; however the High Weald Landscape Trail runs alongside the road until it meets another footpath approximately 65 m north, connecting to Kitchenour Lane.</p> <p>This site has pedestrian access straight off Mackerel Hill. However, vehicular to this site would need to be created.</p> <p>In light of uncertainties surrounding pedestrian access to the site, uncertain effects are concluded overall.</p>	
<p>Historic Environment</p>	<p>The site is not within or in proximity to a historic conservation area. There are no scheduled monuments or registered parks and gardens in proximity to the site.</p> <p>Although there are no listed buildings within the site boundaries, the site is within 100 m of five listed buildings: four Grade II (The Old Cottage, Mill Cottage, Goldspur Cottage and Cobbler’s Cottage) and the Grade II* Flackley Ash Hotel. It is possible the setting of these historic environment assets could be negatively impacted by development on this site, in particular Flackley Ash Hotel, as the woodland on this site can be seen from the designation. It is recognised that existing vegetative screening along the site boundaries may lessen any effects to some extent.</p> <p>Furthermore, no features listed on the local Historic Environment Record (HER) have been recorded on or in the immediate vicinity of the site.</p> <p>Negative effects are concluded overall, reflecting the potential impact on designated assets nearby.</p>	

SEA Theme **Site PM01 – Flackley Ash site, land to east of Mackerel Hill and north of Flackley Ash hotel**

Land, Soil and Water Resources	<p>Development at this site would result in the loss of greenfield land. According to the indicative ALC for the London and South East England region provided by Natural England, this site is within Grade 3 ‘Good to Moderate’ agricultural land. However there is uncertainty over whether the land is Grade 3a or Grade 3b due to the resolution of the map. Additionally, this site is not in agricultural use.</p> <p>There are no watercourses within or in proximity to this site, but the site does overlap with the Surface Water S509 – Lower Rother from Robertsbridge to Iden Nitrate Vulnerability Zone, indicating the site is at risk from agricultural land pollution. However, it is unlikely development at this site would cause this risk to increase.</p> <p>Negative effects are concluded overall, reflecting the loss of greenfield, potentially high quality land.</p>	
Landscape	<p>The site is located adjacent to and connected to the existing built up area, but is outside and not connected to the existing settlement boundary. The site is at a similar elevation to the surrounding buildings, however the trees on the site boundaries conceal this site from these structures. The site is not considered a large enough site to significantly alter the size and character of the existing settlement.</p> <p>The whole neighbourhood area is within the High Weald AONB. The management plan for this designation recognises the pressure for development in the area, and indicates insensitive development is a threat to some of the special characteristics of the AONB. Any proposal at this site will need to demonstrate high-quality design informed by the special characteristics and AONB management plan.</p> <p>Rother District Council’s Market Towns and Villages Landscape Assessment (2009) indicates this part of the Neighbourhood Area falls within the West of Village area, which is considered to have ‘low’ ability to accommodate change.</p> <p>Negative effects are concluded overall, reflecting the sensitivity of the landscape at this location.</p>	

SEA Theme **Site PM01 – Flackley Ash site, land to east of Mackerel Hill and north of Flackley Ash hotel**

Transportation There are no railway stations in proximity to the site, the closest being located in Rye an approximate ten minute drive from Peasmarsh to the south-east. There are bus services running through the Neighbourhood Area; the nearest bus stop is located approximately 60 m south along Mackerel Hill. This road does not have pavement access, but does have a wide grass verge to facilitate some level of pedestrian access to Main Street, which has a pavement. The bus services allow sustainable transport access to multiple locations, including Rye and Iden. It is noted that these services are infrequent.

Vehicular access to the site would need to be created, as the site is set-back from the road network. It is considered that access could be created via Mackerel Hill.

The nearest road is the A268, which allows vehicular access to Rye to the south-east and the A259 (both outside the Neighbourhood Area). The A259 allows for vehicular access to many locations, including Rye, Bexhill and Pevensey. The A268 allows for access to Beckley and Northiam to the north-west and in turn to the A28 for towns in Kent and the A21 for London. Mackerel Lane is located adjacent to the site, and allows for access to Wittersham, which is outside of the Neighbourhood Area to the north.

There are no PRow on site; however the High Weald Landscape Trail runs alongside the road until it meets another footpath approximately 65 m north, connecting to Kitchenour Lane.

Assuming access could be created via Mackerel Hill, **positive** effects are concluded overall.

Key	
Likely adverse effect (without mitigation measures)	Likely positive effect
Neutral/no effect	Uncertain effect

Table 4.5 Site PM02 – Land to north of Main Street and west of Woodside

SEA Theme Site PM02 – Land to north of Main Street and west of Woodside



Biodiversity and Geodiversity

This site does not overlap with any international or national biodiversity designations, nor is it in proximity to any. Additionally, it does not sit within SSSI IRZs for the types of development that are likely to come forward through the neighbourhood plan (i.e., residential, rural residential and rural non-residential).

There is a section of deciduous woodland BAP Priority Habitat type on the south-west site boundary; this extends to an area of deciduous woodland adjacent to the site to the east. Although development on this site has the potential to impact upon this deciduous woodland (i.e. through disturbance), it is unlikely development will require the removal of these boundary trees. There is also an area of traditional orchard approximately 60 m south west of the site, which as above could be disturbed by noise and light pollution during construction, and in the longer-term too given the small distance to the site.

Within the site itself, aerial imagery indicates there are trees and hedgerows on three of the site boundaries. These features are key components of the local ecological network and should be retained and enhanced (where possible).

Uncertain effects are therefore concluded overall pre-mitigation, reflecting the priority habitat and important features present along the site boundaries and within 60m of the site.

SEA Theme Site PM02 – Land to north of Main Street and west of Woodside

<p>Climate Change</p>	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions from a growth in the built footprint of Peasmarsh and an intensification of use at this location. However, Peasmarsh offers a good amount of local services and facilities, including a primary school, small businesses, and Jempson’s superstore (which also includes a post office and a pharmacy). In light of the local service offer, residents are unlikely to need to travel for day-to-day needs, reducing the CO₂ emissions originating from the area.</p> <p>With regards to flood risk issues, the whole site is within Fluvial Flood Zone 1, which means it has a low probability of experiencing flooding from rivers. The site is also at low risk of surface water flooding. However, the western boundary is at higher risk of surface water flooding due to being in proximity to an area of land at low, medium, and high risk associated with the nearby watercourse.</p> <p>While the risk of surface water flooding has the potential to lead to negative effects, it is considered that the existing policy framework of the local plan will likely ensure negative effects are broadly avoided. Neutral effects are therefore concluded at this stage.</p>
<p>Community Wellbeing</p>	<p>The allocation of this site through the Neighbourhood Plan will contribute positively towards meeting local housing needs. The site is located adjacent to and connected to the existing built-up area, but is outside of, and not connected to the defined settlement boundary.</p> <p>Peasmarsh is well served by services and facilities, offering Jempson’s superstore and associated businesses, public houses, various places available to book to stay, restaurants, a primary school, a memorial hall, and a church. It is noted the area does not have a secondary school or health infrastructure (GP practice, dentist, or hospital) within the Neighbourhood Area boundaries; Rye is the closest settlement that offers both, an approximate ten-minute drive south-east.</p> <p>There are no PRoW crossing the site; however, there is a footpath running along the western site boundary in a northerly direction. Main Street adjacent to the southern site boundary also has pavement on the southern side of the road, which allows for safe pedestrian and cycle access. There would need to be a safe pedestrian crossing infrastructure put in place here. Positive effects are therefore concluded overall.</p>

SEA Theme Site PM02 – Land to north of Main Street and west of Woodside

Historic Environment The site is not within or in proximity to a historic conservation area. There are no scheduled monuments or registered parks and gardens in proximity to the site, and no listed buildings within the site.

The site is however approximately 10 m west of the Grade II listed Sharwells Home for the Elderly. The site is also approximately 75 m north of the Grade II listed Pond Cottage and approximately 88 m west of the Grade II* Woodside. It is possible the setting of these historic environment assets could be negatively impacted by development on this site due to changes on their surroundings; however, the design and layout of development could reduce the impact it will have on the historic environment. Additionally, the trees present on the site boundaries provide suitable screening of the site from these historic environment assets – effectively blocking the site from view. While the site is screened to some extent by the existing vegetation along the site boundaries, new development may have an impact on the setting and significance of these listed buildings.

No features listed on the local Historic Environment Record (HER) have been recorded on or in the immediate vicinity of the site.

The majority of the site is within an Archaeological Notification Area (ANA).

Negative effects are concluded overall, reflecting the potential impact on designated assets nearby, and ANA present.

Land, Soil and Water Resources Development at this site would result in the loss of greenfield land. According to the indicative ALC for the London and South East England region provided by Natural England, this site is within Grade 3 ‘Good to Moderate’ agricultural land. However, there is uncertainty over whether the land is Grade 3a or Grade 3b due to the resolution of the map. Additionally, this site is not in agricultural use.

There is a branch of the Corkwood stream running along the western site boundary on the far side of the footpath. The site does overlap with the Surface Water S509 – Lower Rother from Robertsbridge to Iden Nitrate Vulnerability Zone, indicating the site is at risk from agricultural land pollution. However, it is unlikely development at this site would cause this risk to increase. It is important to also note that this site lies beyond the present sewage system’s reach.

Negative effects are concluded overall, reflecting the loss of greenfield, potentially high quality land.

SEA Theme Site PM02 – Land to north of Main Street and west of Woodside

Landscape The site is located adjacent to and connected to the existing built-up area, but is outside of, and not connected to the defined settlement boundary. The site is not a large enough site to significantly change the size and character of the existing settlement. The site is relatively flat and screened from view via trees and hedgerows on the site boundaries.

The whole neighbourhood area is within the High Weald AONB. The management plan for this designation recognises the pressure for development in the area and indicates insensitive development is a threat to some of the special characteristics of the AONB. Any proposal at this site will need to demonstrate high-quality design informed by the special characteristics and AONB management plan.

Rother District Council’s Market Towns and Villages Landscape Assessment (2009) indicates this part of the Neighbourhood Area falls within the West of Village area, which is considered to have ‘low’ ability to accommodate change.

Whilst the site lies within a sensitive landscape area with low capacity for change, it is a small site that is well-screened and may be able to accommodate small-scale development. On this basis, **uncertainty** is concluded at this stage.

Transportation There are no railway stations in proximity to the site, the closest being in Rye an approximate ten-minute drive from Peasmarsh to the south-east. There are bus services running through the Neighbourhood Area, the nearest bus stop is located approximately 400 m south-east along Main Street, which does have pavement to facilitate safe pedestrian and cycle access. The bus services allow sustainable transport access to multiple locations, including Rye and Iden. It is noted that these services are infrequent.

The site is located adjacent to Main Street (A268), which allows vehicular access to Rye to the south-east and the A259 (both outside the Neighbourhood Area). The A259 allows for vehicular access to many locations, including Rye, Bexhill and Pevensey. The A268 allows for access to Beckley and Northiam to the north-west and in turn to the A28 for towns in Kent and the A21 for London. It is possible for car, pedestrian, and cycle access to be created for the site from this road.

There are no PRoW within the site; however there is a footpath running along the western site boundary in a northerly direction. This feature should be retained through new development.

In light of the above, **positive** effects are concluded overall.

Key	
Likely adverse effect (without mitigation measures)	Likely positive effect
Neutral/no effect	Uncertain effect

Table 4.6 Site PM03 – Old football ground site

SEA Theme Site PM03 – Old football ground site



Biodiversity
and
Geodiversity

This site does not overlap with any international or national biodiversity designations, nor is it near any. Additionally, it does not fall within SSSI IRZs for the types of development that are likely to come forward through the neighbourhood plan (i.e., residential, rural residential and rural non-residential).

There is no BAP Priority Habitat within the site boundaries or in proximity to the site. However, the site is part of the woodland priority habitat network.

Within the site itself, aerial imagery indicates there are trees and hedgerows on all four site boundaries. These features are key components of the local ecological network and should be retained and enhanced (where possible) alongside new development.

Uncertain effects are concluded overall pre-mitigation, reflecting the important features present along the site boundaries, and value of the site as part of the woodland priority network.




Climate
Change

Development of this site will lead to inevitable increases in greenhouse gas emissions from a growth in the built footprint of Peasmarsh and an intensification of use at this location. However, Peasmarsh offers a good amount of local services and facilities, including a primary school, small businesses, and Jempson’s superstore (which also includes a post office and a pharmacy). In light of the local service offer, residents are unlikely to need to travel for day-to-day needs, reducing the CO₂ emissions originating from the area.

With regards to flood risk issues, the whole site is within Fluvial Flood Zone 1, which means it has a low probability of experiencing flooding from rivers. The site is not at risk of surface water flooding. As such, the site is considered to be at low risk of surface water flooding.

In light of the above, **neutral** effects are concluded overall.

SEA Theme **Site PM03 – Old football ground site**

<p>Community Wellbeing</p>	<p>An allocation at this site will contribute positively towards meeting local housing needs. The site is located adjacent to and connected to the existing built-up area, but is outside of, and not connected to the defined settlement boundary.</p> <p>Peasmarsh is well served by services and facilities, offering Jempson's superstore and associated businesses, public houses, various places available to book to stay, restaurants, a primary school, a memorial hall, and a church. It is noted the area does not have a secondary school or health infrastructure (GP practice, dentist, or hospital) within the Neighbourhood Area boundaries; Rye is the closest settlement that offers both, an approximate ten-minute drive south-east.</p> <p>There are PRow on site and in proximity; there is a footpath running along the south-west site boundary and another footpath is in proximity to the north of the site. Additionally, the PRow on the south-west site boundary is designated as part of the High Weald Landscape Trail. Development on this site should protect PRow. Main Street, north of the site, also has pavement, which allows for safe pedestrian and cycle access through the village. However, as this site is located set-back from Main Street, pedestrian (and vehicular) access will need to be created. It is considered that access could be achieved through site PEA01.</p> <p>Assuming pedestrian access is achievable through site PEA01, positive effects are concluded.</p>	
<p>Historic Environment</p>	<p>The site is not within or in proximity to a historic conservation area. There are no scheduled monuments or registered parks and gardens in proximity to the site. Additionally, the site has no listed buildings on site or in proximity to it</p> <p>Furthermore, no features listed on the local Historic Environment Record (HER) have been recorded on or in the immediate vicinity of the site.</p> <p>Therefore no change from the baseline is expected for the historic environment of the Neighbourhood Area if development occurs at this site. Neutral effects are concluded.</p>	
<p>Land, Soil and Water Resources</p>	<p>Development at this site would result in the loss of greenfield land. According to the indicative ALC for the London and South East England region provided by Natural England, this site is within Grade 3 'Good to Moderate' agricultural land. However there is uncertainty over whether the land is Grade 3a or Grade 3b due to the resolution of the map.</p> <p>There are no watercourses within or in proximity to this site, but the site does overlap with the Surface Water S509 – Lower Rother from Robertsbridge to Iden Nitrate Vulnerability Zone, indicating the site is at risk from agricultural land pollution. However, it is unlikely development at this site would cause this risk to increase.</p> <p>Negative effects are concluded overall, reflecting the loss of greenfield, potentially high quality, agricultural land.</p>	

SEA Theme Site PM03 – Old football ground site

Landscape	<p>The site is located adjacent to and connected to the existing built up area, but is outside of, and not connected to the designated settlement boundary. It is of a size large enough to significantly change the size and character of the existing Peasmarsh settlement.</p> <p>The site is at a similar elevation to the surrounding Peasmarsh settlement and is considered to be gently sloping or uneven. It is likely development will be viewed from surrounding buildings but not the wider Peasmarsh area.</p> <p>The whole neighbourhood area is within the High Weald AONB. The management plan for this designation recognises the pressure for development in the area and indicates insensitive development is a threat to some of the special characteristics of the AONB. Any proposal at this site will need to demonstrate high-quality design informed by the special characteristics and AONB management plan.</p> <p>Rother District Council's Market Towns and Villages Landscape Assessment (2009) indicates this part of the Neighbourhood Area falls within the Central Paddocks area, which is considered to have a 'moderate' ability to accommodate change. Mitigation therefore has good potential to reduce negative impacts on the landscape to some extent. However at this stage, given the sensitivity of the landscape, and without the detailed design and layout of proposed development, negative effects are concluded.</p>	
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Transportation	<p>There are no railway stations in proximity to the site, the closest being located in Rye an approximate ten-minute drive from Peasmarsh to the south-east. There are bus services running in the Neighbourhood Area; the nearest bus stop is located approximately 370 m east along Main Street, which has pavement access. The services allow sustainable transport access to multiple locations, including Rye and Iden. It is noted that these services are infrequent.</p> <p>Access to the site would need to be created, as it is located back from the road network. Access could be achieved through site PEA01. The nearest road is Main Street / A268, which allows vehicular access to Rye to the south-east and the A259 (both outside the Neighbourhood Area). The A259 allows for vehicular access to many locations, including Rye, Bexhill and Pevensey. The A268 allows for access to Beckley and Northiam to the north-west and hence to the A28 for towns in Kent and the A21 for London..</p> <p>PRoW extend along the south-west site boundary, and there is a public footpath in proximity to the north-east end of the site. These footpaths should be retained through new development. Additionally, Main Street has pavement access to allow for safe pedestrian and cycle access through the village.</p> <p>Overall, given that access is required through site PEA01, uncertain effects are concluded.</p>	
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Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

Table 4.7 Site PM04 – Orchard Way site

SEA Theme Orchard Way site



Biodiversity and Geodiversity

This site does not overlap with any international or national biodiversity designations, nor is it near any. Additionally, it does not fall within SSSI IRZs for the types of development that are likely to come forward through the neighbourhood plan (i.e., residential, rural residential and rural non-residential).

There is no BAP Priority Habitat within the site boundaries or in proximity to the site.

Within the site itself aerial imagery indicates there are trees and hedgerows on two of the site boundaries. These features are key components of the local ecological network and should be retained and enhanced (where possible) alongside new development. **Neutral** effects are concluded.

Climate Change

Development of this site will lead to inevitable increases in greenhouse gas emissions from a growth in the built footprint of Peasmarsh and an intensification of use at this location. However, Peasmarsh offers a good amount of local services and facilities, including a primary school, small businesses, and Jempson's superstore (which also includes a post office and a pharmacy). In light of the local service offer, residents are unlikely to need to travel for day-to-day needs, reducing the CO₂ emissions originating from the area.

With regards to flood risk issues, the whole site is within Fluvial Flood Zone 1, which means it has a low probability of experiencing flooding from rivers. The southern half of the site is at risk of surface water flooding – ranging from low risk to high risk. With areas at high risk, sustainable drainage systems will be required on-site to reduce risk. Furthermore, the policy framework of the local plan should ensure that this is delivered in development. **Neutral** effects are therefore concluded.

SEA Theme Orchard Way site

<p>Community Wellbeing</p>	<p>An allocation at this site will contribute positively towards meeting local housing needs. The site is located adjacent to and connected to the existing built-up area and adjacent to the defined settlement boundary.</p> <p>Peasmarsh is well served by services and facilities, offering Jempson's superstore and associated businesses, public houses, various places available to book to stay, restaurants, a primary school, a memorial hall, and a church. It is noted the area does not have a secondary school or health infrastructure (GP practice, dentist, or hospital) within the Neighbourhood Area boundaries; Rye is the closest settlement that offers both, an approximate ten-minute drive south-east.</p> <p>There are no PRow on the site or in proximity to it. Access to this site would come from Orchard Way; this road connects the site to Main Street, which has pedestrian/ cycle access.</p> <p>Positive effects are concluded overall.</p>	
<p>Historic Environment</p>	<p>The site is not within or in proximity to a historic conservation area. There are no scheduled monuments or registered parks and gardens in proximity to the site.</p> <p>There are no listed buildings within the site boundaries, however the site is located within 100 m of two Grade II listed buildings; Stream Farm Cottage approximately 35 m south-west and Stream Farmhouse approximately 97 m west. New development has the potential to impact on the setting and significance of these designations. However, existing development and vegetation along the site boundaries will provide a level of screening.</p> <p>No features listed on the local Historic Environment Record (HER) have been recorded on or in the immediate vicinity of the site. However, most of the site is within an ANA.</p> <p>Uncertain effects are concluded overall given the presence of the ANA. Additionally, while there is the potential for development to impact upon assets, screening will likely limit effects, but there is a level of uncertainty at this stage.</p>	
<p>Land, Soil and Water Resources</p>	<p>Development at this site would result in the loss of greenfield land. According to the indicative ALC for the London and South East England region provided by Natural England, this site is within Grade 3 'Good to Moderate' agricultural land. However, there is uncertainty over whether the land is Grade 3a or Grade 3b due to the resolution of the map. Additionally, the site is not in agricultural use.</p> <p>There are no watercourses within or in proximity to this site, but the site does overlap with the Surface Water S509 – Lower Rother from Robertsbridge to Iden Nitrate Vulnerability Zone, indicating the site is at risk from agricultural land pollution. However, it is unlikely development at this site would cause this risk to increase.</p> <p>Negative effects are concluded overall, reflecting the loss of greenfield, potentially high quality land.</p>	

SEA Theme Orchard Way site

<p>Landscape</p>	<p>The site is located adjacent to and connected to the existing built-up area and adjacent to the defined settlement boundary. It is not of a size large enough to significantly change the size and character of the existing settlement.</p> <p>The site is at a similar elevation to the surrounding Peasmarsh settlement and is described as gently sloping or uneven. It is likely development will be viewed from surrounding buildings, which offer a level of screening for the site from the rest of the Peasmarsh settlement.</p> <p>The whole neighbourhood area is within the High Weald AONB. The management plan for this designation recognises the pressure for development in the area and indicates insensitive development is a threat to some of the special characteristics of the AONB. Any proposal at this site will need to demonstrate high-quality design informed by the special characteristics and AONB management plan.</p> <p>Rother District Council's Market Towns and Villages Landscape Assessment (2009) indicates this part of the Neighbourhood Area falls within the Central Paddocks area, which is considered to have a 'moderate' ability to accommodate change.</p> <p>Uncertain effects are concluded overall pre-mitigation, reflecting the development of a greenfield site in the AONB. However, recognising that the site is small in size and adjacent to existing development and is therefore partially screened, it is noted that landscape-led, high quality design and appropriate mitigation (including screening), has potential to mitigate effects.</p>
<p>Transportation</p>	<p>There are no railway stations in proximity to the site, the closest being in Rye an approximate ten-minute drive from Peasmarsh to the south-east. There are bus services running through the Neighbourhood Area; the nearest bus stop is located approximately 240 m north-east along Main Street, both of which have pavement access. The services allow sustainable transport access to multiple locations, including Rye and Iden. It is noted that these services are infrequent. Additionally, local knowledge has indicated this site is located further from the settlement core and it more likely residents would rely on private vehicle use.</p> <p>The nearest road is the A268, which allows vehicular access to Rye to the south-east and the A259 (both outside the Neighbourhood Area). The A259 allows for vehicular access to many locations, including Rye, Bexhill and Pevensey. The A268 allows for access to Beckley and Northiam to the north-west and in turn to the A28 for towns in Kent and the A21 for London. The site would also have access to School Lane, which meets Main Street to the east, and Dew Lane to the west, which allows access to Tillingham to the south.</p> <p>There are no PRoW on the site or within proximity to it. Access to this site would come from Orchard Way; this road connects the site to Main Street, but currently has no pavement access or verge to facilitate safe pedestrian or cycle movement to the main road. However, there is pavement access on the A268 to allow for safe pedestrian and cycle access around the Neighbourhood Area.</p> <p>Uncertain effects are concluded overall due to the potential increase in car journeys through the village given the site is on the outskirts of the settlement.</p>

Key	
Likely adverse effect (without mitigation measures)	Likely positive effect
Neutral/no effect	Uncertain effect

Table 4.8 Site PEAL01 - Cornerways

SEA Theme Cornerways



Biodiversity
and
Geodiversity

This site does not overlap with any international or national biodiversity designations, nor is it near any. Additionally, it does not fall within SSSI IRZs for the types of development that are likely to come forward through the neighbourhood plan (i.e., residential, rural residential and rural non-residential).

There are no BAP Priority Habitats on the site, however there is an area of deciduous woodland (ancient and semi-natural woodland) approximately 10 m west of the site. There is also a small section of deciduous woodland and an area of traditional orchard approximately 100 m north of the site, and a veteran oak on the site boundary. Due to these features the site is part of the woodland priority habitat network. Whilst direct impacts on these neighbouring habitats from development at this site are not anticipated, disturbances may occur due to noise and light pollution during construction, and in the longer-term too given the small distance to the site.

Aerial imagery indicates there are sections of hedgerow on the site boundary, but that it is mostly sectioned off with a wire fence. These features are key components of the local ecological network and should be retained and enhanced (where possible) alongside new development.

Uncertain effects are therefore concluded overall pre-mitigation, reflecting the presence of key habitats/ features present along the site boundaries and in close proximity, and the value of the site as part of the woodland priority habitat network.

SEA Theme Cornerways

<p>Climate Change</p>	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions from a growth in the built footprint of Peasmarsh and an intensification of use at this location. However, Peasmarsh offers a good amount of local services and facilities, including a primary school, small businesses, and Jempson’s superstore (which also includes a post office and a pharmacy). In light of the local service offer, residents are unlikely to need to travel for day-to-day needs, reducing the CO₂ emissions originating from the area.</p> <p>With regards to flood risk issues, the whole site is within Fluvial Flood Zone 1, which means it has a low probability of experiencing flooding from rivers. The site is considered at low risk of surface water flooding.</p> <p>Neutral effects are concluded overall.</p>	
<p>Community Wellbeing</p>	<p>An allocation at this site will contribute positively towards meeting local housing needs. The site is located adjacent to and connected to the existing built-up area and adjacent to the defined settlement boundary.</p> <p>Peasmarsh is well served by services and facilities, offering Jempson’s superstore and associated businesses, public houses, various places available to book to stay, restaurants, a primary school, a memorial hall, and a church. It is noted the area does not have a secondary school or health infrastructure (GP practice, dentist, or hospital) within the Neighbourhood Area boundaries; Rye is the closest settlement that offers both, an approximate ten-minute drive south-east. It is important to also note that this site lies beyond the present sewage system’s reach.</p> <p>There are no PRow within the site, however there is a footpath approximately 10 m to the west of the site across the road that provides access to Tanhouse Lane and Main Street to the north. Additionally, there are another two footpaths within 10 m south-west of the site that provide access to Dew Lane to the south and other public footpaths. This site is located adjacent to School Lane, which can provide pedestrian access to the site. It is uncertain whether vehicular access from School Lane is achievable. Uncertain effects are therefore concluded overall.</p>	
<p>Historic Environment</p>	<p>The site is not within or in proximity to a historic conservation area. There are no scheduled monuments, registered parks and gardens, or listed buildings in or within proximity to the site. However, there is a locally important house called ‘The Mount’ within 20m north-west of the site – which features on the 1840 Tithe map.</p> <p>No features listed on the local Historic Environment Record (HER) have been recorded on or in the immediate vicinity of the site. Neutral effects are concluded overall.</p>	

SEA Theme Cornerways

<p>Land, Soil and Water Resources</p>	<p>Development at this site would result in the loss of greenfield land. According to the indicative ALC for the London and South East England region provided by Natural England, this site is within Grade 3 'Good to Moderate' agricultural land. However, there is uncertainty over whether the land is Grade 3a or Grade 3b due to the resolution of the map.</p> <p>There are no watercourses within or in proximity to this site, but the site does overlap with the Surface Water S509 – Lower Rother from Robertsbridge to Iden Nitrate Vulnerability Zone, indicating the site is at risk from agricultural land pollution. However, it is unlikely development at this site would cause this risk to increase.</p> <p>Negative effects are concluded overall, reflecting the loss of greenfield, potentially high quality, agricultural land.</p>	
<p>Landscape</p>	<p>The site is located adjacent to and connected to the existing built-up area and adjacent to the defined settlement boundary. The size of the site is not large enough to significantly change the size and character of the existing settlement, although is notably at a higher elevation to the main Peasmarsh settlement, inclining to the west, and is considered uneven. It is likely development will impact long distance views from and to this site.</p> <p>The whole neighbourhood area is within the High Weald AONB. The management plan for this designation recognises the pressure for development in the area and indicates insensitive development is a threat to some of the special characteristics of the AONB. Any proposal at this site will need to demonstrate high-quality design informed by the special characteristics and AONB management plan.</p> <p>Rother District Council's Market Towns and Villages Landscape Assessment (2009) indicates this part of the Neighbourhood Area falls within the South and East of Village area, which is considered to have a 'low' ability to accommodate change.</p> <p>Negative effects are concluded overall, reflecting the sensitivity of the site.</p>	

SEA Theme **Cornerways**

Transportation	<p>There are no railway stations in proximity to the site, the closest being located in Rye an approximate ten-minute drive from Peasmarsh to the south-east. There are bus services running in the Neighbourhood Area; the nearest bus stop is located approximately 100m north-east along School Lane and Main Street, both of which have pavement access. The services allow sustainable transport access to multiple locations, including Rye and Iden. It is noted that these services are infrequent.</p> <p>School Lane is the closest road to the site, but it is uncertain whether suitable and safe access from this road is possible; additionally, there is no pavement or any verges to facilitate safe pedestrian or cycle access to the site. The road provides access to Main Street to the east, and Dew Lane to the west, which allows access to Tillingham to the south. Main Steet (A268) provides vehicular access to Rye to the south-east and the A259 (both outside the Neighbourhood Area). The A259 allows for vehicular access to many locations, including Rye, Bexhill and Pevensey. The A268 allows for access to Beckley and Northiam to the north-west and hence to the A28 for towns in Kent and the A21 for London</p> <p>There are no PRow within the site, however, there are three footpaths within 10 m of the site that allow for safe pedestrian and cycle movement around Peasmarsh.</p> <p>Uncertain effects are concluded overall, reflecting uncertainty regarding access to the site.</p>	
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Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

Table 4.9 Site PEAL02 – Tanhouse 2

SEA Theme Tanhouse 2



Biodiversity and Geodiversity



This site does not overlap with any international or national biodiversity designations, nor is it in proximity to any. Additionally, it does not fall within SSSI IRZs for the types of development that are likely to come forward through the neighbourhood plan (i.e., residential, rural residential and rural non-residential).

There is no BAP Priority Habitat within the site boundaries, however there is an area of traditional orchard less than 100 m north of the site. There is also an area of deciduous woodland (ancient and semi-natural woodland.) less than 100 m south-west of the site. Due to these features the site is considered part of the woodland priority habitat network. Whilst direct impacts on these neighbouring habitats from development at this site are not anticipated, disturbances may occur due to noise and light pollution during construction.

Aerial imagery indicates there are trees and hedgerows on sections of the site boundaries, specially to the north of the site. These features are key components of the local ecological network and should be retained and enhanced (where possible) alongside new development.

Uncertain effects are therefore concluded overall pre-mitigation, reflecting the presence of key habitats/ features present along the site boundaries and in close proximity, and the value of the site as part of the woodland priority habitat network.

SEA Theme Tanhouse 2

<p>Climate Change</p>	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions from a growth in the built footprint of Peasmarsh and an intensification of use at this location. However, Peasmarsh offers a good amount of local services and facilities, including a primary school, small businesses, and Jempson’s superstore (which also includes a post office and a pharmacy). In light of the local service offer, residents are unlikely to need to travel for day-to-day needs, reducing the CO₂ emissions originating from the area.</p> <p>With regards to flood risk issues, the whole site is within Fluvial Flood Zone 1, which means it has a low probability of experiencing flooding from rivers. The presence of a watercourse or drain within the site boundary (running through the middle of the site) contributes to the varying risk of surface water flooding on the site (ranging from low to high). With areas at high risk, sustainable drainage systems will be required on-site to reduce risk. Furthermore, the policy framework of the local plan should ensure that this is delivered in development. Neutral effects are therefore concluded.</p>	
<p>Community Wellbeing</p>	<p>An allocation at this site will contribute positively towards meeting local housing needs. The site is located outside of, and not connected to the existing built-up area and is outside of, and not connected to the defined settlement boundary.</p> <p>Peasmarsh is well served by services and facilities, offering Jempson’s superstore and associated businesses, public houses, various places available to book to stay, restaurants, a primary school, a memorial hall, and a church. It is noted the area does not have a secondary school or health infrastructure (GP practice, dentist, or hospital) within the Neighbourhood Area boundaries; Rye is the closest settlement that offers both, an approximate ten-minute drive south-east. It is important to also note that this site lies beyond the present sewage system’s reach.</p> <p>There are no PRow on site; there is a footpath running from the northern-most corner of the site through to Jempson’s superstore and out towards Main Street, and another footpath on the eastern site boundary that connects Main Street and Tanhouse Lane to School Lane. Tanhouse Lane does not have pavement, which reduces the level of safe active transportation that can take place. Furthermore, it is uncertain whether suitable and safe access from Tanhouse Lane can be achieved.</p> <p>Negative effects are concluded overall, given that the site is not connected to the settlement boundary or built up area, and safe access to the site is unconfirmed.</p>	

SEA Theme Tanhouse 2

<p>Historic Environment</p>	<p>The site is not within or in proximity to a historic conservation area. There are no scheduled monuments or registered parks and gardens in proximity to the site.</p> <p>There are three Grade II listed buildings within proximity of the site – Tanhouse approximately 45 m away and Tanhouse Oast approximately 75 m away to the west, and Oak Cottage approximately 100 m west. It is likely the development of this site would impact the setting of these historic assets, especially the views to and from these features to the west, due to the proximity of the High Weald Landscape Trail within this site.</p> <p>Furthermore, no features listed on the local Historic Environment Record (HER) have been recorded on or in the immediate vicinity of the site.</p> <p>Negative effects are concluded overall, reflecting the potential impact on designated assets.</p>	
<p>Land, Soil and Water Resources</p>	<p>Development at this site would result in the loss of greenfield land. According to the indicative ALC for the London and South East England region provided by Natural England, this site is within Grade 3 ‘Good to Moderate’ agricultural land. However, there is uncertainty over whether the land is Grade 3a or Grade 3b due to the resolution of the map.</p> <p>Although there is a watercourse or drain on the site, it is not subject to environmental and chemical standard testing. The site does overlap with the Surface Water S509 – Lower Rother from Robertsbridge to Iden Nitrate Vulnerability Zone, indicating the site is at risk from agricultural land pollution. However, it is unlikely development at this site would cause this risk to increase.</p> <p>Negative effects are concluded overall, reflecting the loss of greenfield, potentially high quality, agricultural land.</p>	
<p>Landscape</p>	<p>The site is located outside and not connected to the existing built-up area, and is outside of, and not connected to the existing settlement boundary. Given the size of the site, it has the potential to significantly change the size and character of the existing settlement. The site steeply inclines to the south. It is likely development will be viewed from surrounding buildings, especially in the southern part of the site.</p> <p>The whole neighbourhood area is within the High Weald AONB. The management plan for this designation recognises the pressure for development in the area and indicates insensitive development is a threat to some of the special characteristics of the AONB. Any proposal at this site will need to demonstrate high-quality design informed by the special characteristics and AONB management plan.</p> <p>The Rother District Council’s Market Towns and Villages Landscape Assessment (2009) indicates this part of the Neighbourhood Area falls within the West of Village area, which is considered to have ‘low’ ability to accommodate change.</p> <p>Negative effects are concluded overall, reflecting the sensitivity of the site.</p>	

SEA Theme **Tanhouse 2**

Transportation	<p>There are no railway stations in proximity to the site, the closest being located in Rye an approximate ten-minute drive from Peasmarsh to the south-east. There are bus services running in the Neighbourhood Area; the nearest bus stop is located approximately 660 m along Tanhouse Lane and Main Street, the latter of which has pavement access. The services allow sustainable transport access to multiple locations, including Rye and Iden. It is noted that these services are infrequent.</p> <p>The nearest road is Tanhouse Lane, however it is uncertain whether suitable and safe access from this road can be achieved. Tanhouse Lane provides access to Mill Lane, School Lane and Dew Lane, which are all part of the local road network providing links to small settlements like Tillingham. Tanhouse Lane also gives access to Main Street / A268, which allows vehicular access to Rye to the south-east and the A259 (both outside the Neighbourhood Area). The A259 allows for vehicular access to many locations, including Rye, Bexhill and Pevensy. The A268 allows for access to Beckley and Northiam to the north-west and hence to the A28 for towns in Kent and the A21 for London.</p> <p>There are no PRow on the site, however, there is a public footpath in proximity that allows pedestrian and cycle transport to Jempson's superstore and Main Street, and another that provides access to other public footpaths in the area.</p> <p>Uncertain effects are concluded, given that access to the site is unconfirmed.</p>	
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Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

settlement boundary, with good, safe pedestrian access to the site, and local services and facilities.

4.34 Negative effects are concluded in relation to the 'Biodiversity' theme for site PM01 due to the nearby priority habitats and important features present on site. All other sites with the exception of PM04 are concluded as having 'uncertain' effects on biodiversity. This reflects the features present along site boundaries and nearby, and the value of many sites as part of the woodland priority network.

4.35 Uncertain effects are concluded in relation to the 'Transportation' theme for all sites but PM01 and PM02 as a result of uncertainty regarding vehicle access to the sites. It is unlikely that site PM03 will develop vehicular access except through PEA01. Sites PM01 and PM02 perform positively, reflecting good access to the road network and the village's sustainable transport offer, PRow and local trails. Local knowledge indicates that PM04 and PEA024 are located away from the settlement core and it is likely private vehicle use will continue at these sites.

4.36 Neutral effects are concluded for all options under the 'Climate Change' theme.

Current approach in the PNDP and the development of policies

Choice of sites taken forward for the purposes of the PNDP

4.37 The Steering Group's response to the eight alternative sites is provided below:

PEA01 Oaklands

4.38 This site, part of the central paddocks area of the village, is potentially suitable for development but at the present time does not have viable vehicular access. That may change over the period of the Plan in which case it would become a candidate for allocation if needed.

PEA024 Tanyard Field

4.39 This site was rejected because:

- the field is a dominant landscape feature with medium to high visual and character sensitivity and hence protected by NPPF 176;
- the site strongly impacts the setting of two Grade 2 listed buildings [and less so another four Grade 2 listed buildings];
- the site almost abuts the eastern boundary of the parish whereas RDC's policy is to prefer development at the west end of the village;

PM01 Flackley Ash [allocated]

4.40 This site, which would be a rural exception site because of its location, was allocated because it has low landscape impact and low visual impact on the adjacent Grade 2* listed building [and no visual impact on any of the other Grade 2 listed buildings in the area]. The biggest challenge will be the distance to the sewer system.

PM02 Woodside [allocated]

4.41 This site, which would also be a rural exception site because of its location, was allocated because it has low landscape impact and low visual impact on the adjacent Grade 2* listed building [and no visual impact on the other Grade 2 listed building in the area]. It too is some distance from the sewer system.

PM03 Old Football Ground

4.42 This site, also part of the central paddocks area of the village, is potentially suitable for development but at the present time does not have viable vehicular access – which could only be achieved via PEA01. That may change over the period of the Plan in which case it would become a candidate for allocation if needed.

PM04 Orchard Way [allocated]

4.43 This site was allocated because it is adjacent to the development boundary / built-up area, has low landscape impact and is secluded, all as per the AECOM SOA.

PEAL01 Cornerways [allocated]

4.44 This site was allocated because it is adjacent to the development boundary / built-up area and, despite it having some landscape impact, mitigation is considered possible. The one issue is whether the highway authority will consider the access to be safe.

PEAL02 Tanhouse 2

4.45 This site was rejected for the same reasons that the original Tanhouse site was rejected by AECOM in its SOA : it is even closer to the listed heritage assets and has the same landscape impact. In addition it has a water course running through it which is known to flood at regular intervals.

Neighbourhood Plan policies

4.46 To support the implementation of the PNDP vision and objectives, the PNDP puts forward 33 policies to guide new development within the Neighbourhood Plan area.

4.47 Policies were developed following extensive community consultation and evidence gathering and are listed below in Table 4.11:

Table 4.11: PNDP policies

Reference Policy Name

Landscape, the Environment and Heritage

L1	Conserve Landscape and Heritage Asset Settings
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L2	Protection of Locally Significant Views
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L3	Protection of Trees and Woodland
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L4	Protection of Biodiversity
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L5	Protection of Habitats
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L6	Protection of Local Green Space
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L7	Retain and Improve Public Access
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Infrastructure

Reference Policy Name

I1	Recording of Infrastructure Issues
I2	Bus Service
I3	Improving Road Safety and Traffic Impact
I4	Sewage System Improvement
I5	Surface Water Drainage
I6	Power Supply
I7	Telecommunications
I8	Developer Obligations
I10	Access to Secondary Education
Business and the Local Economy	
E1	New Business Space Development
E2	Adaptation of Existing Buildings for Live/Work
E3	Rural Building Conversion for Business Use
E4	Promotion of Sustainable Tourism
Housing	
H1	Housing Mix
H2	Rural Exception Site
H3	Conversion of Rural Buildings to Residential Use
Site Allocations	
S1	Development Size
S2	Allocated Sites
S3	Development Boundary
Design and the Built Environment	
D1	Existing Setting
D2	Placemaking
D3	New Homes
D4	Energy Efficiency and Sustainability
D5	Dark Skies

Methodology

- 4.48 The assessment identifies and evaluates 'likely significant effects' on the baseline, drawing on the sustainability objectives identified through scoping (see Table 3.1) as a methodological framework.
- 4.49 Every effort is made to predict effects accurately; however, this is inherently challenging given the strategic nature of the policies under consideration and understanding of the baseline (now and in the future under a 'no plan' scenario) that is inevitably limited. Given uncertainties there is a need to make assumptions, e.g., in relation to plan implementation and aspects of the

baseline that might be impacted. Assumptions are made cautiously and explained within the text (with the aim of striking a balance between comprehensiveness and conciseness). In many instances, given reasonable assumptions, it is not possible to predict 'significant effects', but it is possible to comment on merits (or otherwise) of the draft plan in more general terms.

- 4.50 Finally, it is important to note that effects are predicted taking account of the criteria presented within Schedule 1 of the SEA Regulations. So, for example, account is taken of the probability, duration, frequency, and reversibility of effects as far as possible. Cumulative effects are also considered, i.e., the potential for the Neighbourhood Plan to impact an aspect of the baseline when implemented alongside other plans, programmes, and projects. These effect 'characteristics' are described within the assessment as appropriate.

5. What are the appraisal findings at this current stage?

Plan contents, aims, and objectives

- 5.1 The parish of Peasmarsh, East Sussex, lies in the north eastern quarter of Rother district. It stretches south from the Kent border along the banks of the River Rother, over a central ridge and down to the banks of the River Tillingham. The parish is approximately 3.5 miles from north to south and 1.5 miles east to west. It is about 4 miles from the town of Rye. One of the key aspects of the parish is that it is entirely within the High Weald Area of Outstanding Beauty (AONB). This has an important influence on the Plan.
- 5.2 A key aim of the PNDP is to identify land to meet local housing need over the plan period. The housing figure set out in the Core Strategy (2014) for Peasmarsh has been met, and Rother is now in the early stages of preparing a New Local Plan to 2039. As yet no further figures have been identified, however as a Local Service Village, Peasmarsh is considered to be suitable for further development. Considering environmental constraints present, and the identified needs of the community, the PDNP seeks small scale development for the delivery of high-quality housing – including smaller properties to balance the parish age profile, in line with the objectives of the PDNP provided that the infrastructure is first brought up to the standard of such a village.
- 5.3 Policies S1 – S3 set out the spatial strategy of the Plan, including allocations at the following four locations:
- Site PM01 ‘Flackley Ash’: up to 10 dwellings
 - Site PM02 ‘Woodside’: up to 10 dwellings
 - Site PM04 ‘Orchard Way’: up to 5 dwellings
 - Site PEAL01 ‘Cornerways’: up to 7 dwellings
- 5.4 Policies S1 and S3 also define the Peasmarsh development boundary, and provide parameters in relation to site size, reflecting the sensitivity of the local environment and limitations for development within an AONB. Alongside the spatial strategy, Policies H1-H3 seek to guide housing delivery in relation to housing type, mix, and tenures.
- 5.5 Policies D1 to D5 seek to influence development design. This is supported by the Peasmarsh Villagescape and Design Codes document.
- 5.6 Another important element of the PDNP relates to economic development to strengthen the local community, recognising that Peasmarsh is historically rural in nature. Policies E1-4 support the development of new business space and adaptation of existing buildings to improve the sustainability of business and provision of employment opportunities in the Parish. While Jempson’s campus has taken over the offer of many previous employment spaces, further support is given to tourism related business, and to accommodate greater levels of home working/ flexible working. This reflects the change in working patterns since the start of the pandemic.

- 5.7 Accessibility and movement are also important considerations for the proposed spatial strategy. The A268 (Main Street) is a key route through the village, providing vehicular access to Rye to the south-east and in turn the A259. Additionally, the A259 allows for vehicular access to many locations, including Bexhill, and Pevensey. The A268 allows for access to Beckley and Northiam to the north-west and hence to the A28 for towns in Kent and the A21 for London. Though the highway network provides good connections with surrounding areas, there are some areas of local congestion highlighted in the PNDP, including on the A268 and along School Lane. Policy I3 specifically seeks to reduce the impact of traffic locally and is supported by Policy L7 which seeks to retain and improve public access, which will encourage active travel uptake.
- 5.8 The parish is limited in its sustainable transport offer, the nearest railway station being in Rye, approximately 10 min drive from the Neighbourhood Area. A bus service runs through the Neighbourhood Area; however, this is infrequent and subsequently not often used. Policy I2 seeks to improve the bus service in the parish. The parish does however have a strong PRow network, which in part joins the High Weald Landscape Trail. Policy L7 seeks to protect the footpath network in the Parish.
- 5.9 Because of its geography the parish is very biodiverse, ranging from the flood plain of the Rother to the ridge south of the village. Notably almost one third of the parish land area is designated priority habitat, mainly deciduous woodland, and grazing marsh. The Parish's diverse range of ecological features, including priority habitats, are protected under Policies L3 – L5. Specifically, Policy L4 (Protection of Biodiversity) asserts that development proposals should demonstrate the measures proposed to achieve biodiversity net gain. This is reinforced by Policy D4 (Energy Efficiency and Sustainability) encouraging current best practice in energy conservation for new developments. Development is also expected to avoid increasing flood risk within the Neighbourhood area under the provisions of policies I4 and I5.
- 5.10 The essential character of the parish is that of a rural village. The village holds characteristics of a ribbon development stretching along the A268; and fields at the village edge are characterised by AONB historic field boundaries, forming part of the habitat mosaic of the essentially medieval landscape. Policies L1 – L6 seek to maintain the rural character of the village, preserve the landscape and views, and protect key characteristics, particularly within areas of higher sensitivity. This is supported by Policies D1-5 which seek to guide high-quality design in new development, protect key views and dark skies, and develop the network of local green spaces (Policy L6).
- 5.11 There are a range of heritage assets and archaeological deposits in the parish. Much of the village is designated as an Archaeological Notification Area (ANA) in recognition of its special heritage status. The designation runs on either side of the A268 for nearly 2km plus at the lower end of School Lane. The Grade I Listed church is located on the central ridge of the parish, while the modern village lies about 750m north at the bottom of the hill. Historic field boundaries at the edge of the village reflect the medieval landscape of the AONB and hold locally significant views. The PNDP policy framework places an emphasis on high-quality design that minimises impacts in relation to sensitive heritage and landscape character and setting. Policy L1 (Conserve Landscape and Heritage Asset Settings) seeks to ensure that new developments protect and

enhance the appearance, character and setting of the landscape and heritage assets, and re-establish characteristics where lost.

Biodiversity and geodiversity

- 5.12 The Plan area is not constrained by internationally or nationally designated sites, although Leasam Wood Heronry SSSI is less than 1km from the parish boundary. While most of the parish is within one or more SSSI Impact Risk Zones (IRZs), the small-scale housing development proposed at the site allocations are not captured as development types requiring further consultation with Natural England.
- 5.13 Almost one third of the parish land area is designated priority habitat. In terms of the site allocations, there is an area of traditional orchard less than 10m to the north of site PM01, and two areas of deciduous woodland approximately 50m to the west and south-east of this site. There is also deciduous woodland Priority Habitat type on the south-west boundary of site PM02; which extends to an area of deciduous woodland adjacent to the site to the east. In terms of site PEAL01 there is an area of deciduous woodland (ancient and semi-natural woodland) approximately 10m west of the site. There is also a small section of deciduous woodland and an area of traditional orchard approximately 100m north of the site, and a veteran oak tree at the site boundary.
- 5.14 In terms of local biodiversity features, aerial imagery indicates there are considerable trees and hedgerows present along the boundaries of all site allocations. There are also hedgerows and trees present within site PM01.
- 5.15 The supporting text for Policy S2 (Allocated Sites) considers the sites suitable for development “*provided that suitable mitigation is undertaken*”. While there is no specific mitigation set out for each individual site allocation, it is anticipated that the provisions of the wider draft PDNP policy framework, and national policy will help limit adverse effects.
- 5.16 Specifically, this includes Policy L5 (Protection of Habitats), which requires that “*development proposals must safeguard the future health and retention of habitats, particularly priority habitats*” as listed in the draft PDNP. Furthermore, Policy L3 (Protection of Trees and Woodland) requires proposals to “*safeguard the future health and retention of ancient woodland, protected trees and veteran trees.*” This is more widely supported through Policy D2 (Placemaking), which requires that development “*must demonstrate a high quality of design, which responds and integrates well with its surroundings ... and minimises the impact on the natural environment.*”
- 5.17 All development proposals (with or without the PNDP) are also soon expected to deliver demonstrable 10% net gains in biodiversity in support of nature recovery (in line with the Environment Act 2021). It is considered that Policy L4 (Protection of Biodiversity) will lead to positive effects on the baseline, supporting development where it “*exceeds 10% net gain*”.
- 5.18 Overall, the draft PNDP is anticipated to lead to **broadly neutral effects** in relation to biodiversity. The coordinated delivery of four small sites for housing, in accordance with the requirements of the PNDP policy framework and higher-level policy provisions, could lead to **minor positive effects** through cumulative net-gain in the longer term.

Climate change

- 5.19 New development in the Neighbourhood Area could have the potential to increase flood risk through factors such as changing surface and ground water flows, overloading existing inputs to the drainage and wastewater networks or increasing the number of residents exposed to areas of existing flood risk. It is further recognised that climate change has the potential to increase the occurrence of extreme weather events. This has the potential to put residents, property, and development at increased risk of flood exposure.
- 5.20 The Neighbourhood Area is not constrained by fluvial flood risk, but is affected by localised surface water flooding, in particular, the A268 cuts the natural flow of surface water in its northward path to the River Rother. In terms of the site allocations, the southern half of site PM04 is at risk of surface water flooding, and small areas of surface water flood risk are present adjacent to site PM02.
- 5.21 Surface water flood risk is addressed through Policy I5 (Surface Water Drainage), which highlights that development will only be supported “*where it is demonstrated that surface water drainage will not add to existing site runoff or cause any adverse impact to neighbouring properties and the surrounding environment*”. This is in accordance with the Peasmarsh Design Codes and Guidance (Code 3.3) and reflects the requirements of the NPPF (2021) for mitigation such as Sustainable Drainage Systems (SuDS).
- 5.22 Development in Peasmarsh should also play its part in reducing adverse effects on the environment and global warming. In this regard Policy D4 (Energy Efficiency and Sustainability) sets out provisions to guide the standard and design of any development and contribute towards sustainable construction. This includes but is not limited to, maximising the benefits of solar gain in site layouts and orientation of buildings, reducing water consumption using grey water systems, and avoiding or mitigating all regulated emissions using a combination of on-site energy efficiency measures (e.g., insulation and low energy heating systems) and zero-carbon technologies (e.g., solar tiles).
- 5.23 Minor positive effects are predicted in relation to wider policy directions which seek to increase levels of self-containment (e.g., through new business space development, improved access to local facilities and services, and adaptation of existing buildings for homeworking), and those which expand green infrastructure and support active/ low-emission travel.
- 5.24 Overall, by recognising growth will occur with or without the PNDP, the increase in the built footprint of the neighbourhood area and absolute emissions are not considered a consequence of the PDNP. On this basis, and alongside the avoidance of adverse effects in relation to surface water flood risk, no significant deviations from the baseline are anticipated, and **broadly neutral to minor positive effects** are concluded.

Community wellbeing

- 5.25 With reference to new housing, as set out above, the draft PNDP seeks to deliver small clusters of local development that is in-keeping with the rural environment, reflecting current and future needs of the parish. The spatial strategy is supported by policies which seek to align housing delivery with varied local housing needs, including affordable housing, leading to long term positive effects.
- 5.26 Future residents will benefit from access to the village's services, including the extensive offer of the Jempson's campus, in addition to the wider leisure/recreational offer, as well as strategic links to nearby higher tier settlements and employment areas. The PNDP seeks to sustain and enhance the community, supporting economic growth and employment opportunities within the parish (policies E1-4), and addressing the shortfall in facilities such as a secondary school provisions and health services (Policy I9).
- 5.27 The draft PNDP proposes additional measures which will help to protect settlement identity and community cohesion in the long-term. This includes in relation to development size, and maintaining the development boundary, and retention of elements which define entries and exits into the village (e.g., important hedgerows, views, and dark skies). More widely, the draft PNDP framework prioritises the protection and enhancement of landscape, the environment and heritage, which will lead to positive effects supporting attractive places.
- 5.28 The draft PNDP seeks to protect and enhance access to the Neighbourhood Area's rich green and blue infrastructure, designating local green spaces and delivering improvements to public access. The village generally has good pedestrian access, with many site allocations linking directly to the PRow network and wider AONB countryside.
- 5.29 In terms of tourism opportunities, the local PRow network connects to the High Weald Landscape Trail and the River Rother. Close by is also the medieval town of Rye and the nature reserve of Rye Harbour, Great Dixter house and gardens, Bodiam Castle, and the Kent & East Sussex Railway. The PNDP seeks to promote sustainable tourism, recognising that the sector is important for local economic growth.
- 5.30 Overall, considering the points above, **significant positive effects** are considered a likely outcome in relation to this theme.

Historic Environment

- 5.31 There are many important buildings in Peasmarsh, including the Grade I listed 11th century parish church, two Grade II* building, and over 50 Grade II listed buildings. Additionally, much of Peasmarsh village is designated as an ANA.
- 5.32 Consideration is also given under this theme to the historic character of the High Weald, with features including ancient woodland, historic routeways, scattered historic farmsteads and hamlets, and Peasmarsh village itself, located on a very important historic routeway. The various archaeological notification areas emphasise the rich local heritage.

- 5.33 The PNPD seeks to protect, maintain, and enhance the nationally and locally important heritage and environmental assets and historic character, by guiding sympathetic development. As such, the parish has established a series of design codes for future development; set out within the 'Peasmarsh Villagescape and Design Codes' document. The village Design Guide and Codes provides local guidance, supplementing the National Design Guide and relevant policies within the Local Plan Core Strategy. The PDNP emphasises the importance of Rother's series of 'Key Design Principles'. All of which have application to any development proposals within the parish.
- 5.34 In relation to the allocations made in the draft PNPD, notably there are listed buildings in the setting of sites PM01, PM02 and PM04. The draft PNPD seeks to ensure that any new development is "*designed to be of high quality and reinforce [preferably enhance] the local character, heritage assets and the High Weald setting of the development.*" Furthermore, it is considered that there will be opportunities to design a scheme that minimises the impact on the setting of assets, including through utilising vegetative screening present.
- 5.35 Policies D1 - D5 more broadly seek to ensure that development proposals within the parish reinforce the High Weald's characteristic features - both from landscape and villagescape perspectives, with character areas defined through the aforementioned Peasmarsh Design Codes and Guide. The design codes promote principles of good design and quality that encourage the local context.
- 5.36 Overall, it is recognised that the spatial strategy has the potential to impact heritage settings in the Neighbourhood Area. However, it is considered that the policy framework, supported by the village design codes, and local and national policy provisions, will mitigate any potential significant effects arising. As a result of this work, **residual neutral effects** are considered achievable and likely.

Land, Soil and Water Resources

- 5.37 Policy S2 allocates four small (less than 10 homes) greenfield sites for housing development. All sites are underlain by Grade 3 'Good to Moderate' agricultural land, which have the potential to be high quality if found to be Grade 3a. This however is uncertain at this stage. While sites are small in size, it is considered that cumulatively the allocation of all four sites for housing will lead to negative effects as result of the loss of greenfield, potentially high-quality agricultural land.
- 5.38 Nonetheless, the draft PNPD does include policies that protect the Neighbourhood Area from inappropriate development. While the PDNP (Policy S3) slightly extends the development boundary, it further seeks to ensure future development take place within the defined settlement boundary, and that proposals should align with the village design codes. Furthermore, development outside of the settlement boundaries should not be permitted unless specific provision has been made or the use to suited to a countryside location. This will indirectly protect areas of high likelihood of BMV land.
- 5.39 Many policies within the draft PDNP policy framework set out the need for developers to understand, respond, and adhere to the Peasmarsh Villagescape and Design Codes document, to help to improve land, soil, and water resources in the Neighbourhood Area. Policies D3 (New Homes), D4 (Energy Efficiency

and Sustainability), L1 (Conserve Landscape and Heritage Asset Setting), L3 (Protection of Trees and Woodland), and L6 (Protection of Local Green Spaces) seek to ensure development is considerate of local character, environment and key characteristics like views and vistas and green spaces. While these policies do not specifically seek to address land, soil, and water resources, the policies will indirectly help promote and protect these resources, which will help support the capacity of the landscape and the Neighbourhood Area to regulate soil and water.

- 5.40 Further attention is given to water resources, recognising that foul water drainage and surface water drainage are key issues for the Neighbourhood Area. Local evidence suggests the sewer system is at capacity, and therefore Policy I4 states that *“no developments will be supported until such a time as independent capacity checks by a qualified professional have been undertaken and any improvements required are operational.”* The draft PNDP recognises that improvements in the system can only be achieved by promoting, at district, county and national level, the extension of the local network to include all of the village. Continued communication with Southern Water alongside RDC is encouraged.
- 5.41 Surface water flooding is addressed in detail under the Climate Change theme. The draft PNDP policy framework seeks to ensure that all such developments – no matter of what size – must install sustainable drainage systems, as required by the village Design Code 3.3. This reflects higher level policy provisions and should ensure sufficient mitigation of adverse effects.
- 5.42 Furthermore, recognising that almost all development has some impact on the need for infrastructure, Policy I8 states that *“where there is a perceived capacity constraint in respect of any utility provision, developers must set out what changes and improvements are required and how they are to be delivered.”*
- 5.43 Overall, it is considered that the draft PDNP contributes positively towards addressing resource deficiencies in the Neighbourhood Area. However, **minor negative effects** are concluded overall, reflecting the loss of greenfield, potentially high quality, agricultural land.

Landscape

- 5.44 The whole neighbourhood area is within the High Weald AONB. Fields at the village edge are characterised by High Weald AONB historic field boundaries. These form a part of the habitat mosaic of the essentially medieval landscape of the High Weald AONB and often comprise habitat-rich ancient hedgerows. These are characteristics to be enhanced and possibly re-established where lost.
- 5.45 The management plan for this designation recognises the pressure for development in the area and indicates insensitive development is a threat to some of the special characteristics of the AONB. As a result, the High Weald AONB Partnership, including the 15 local planning authorities, has prepared a Design Guide for new housing development in the High Weald. The guide provides design advice on how development needs to respond to local built and natural character. Further to this, as part of its Core Strategy, RDC has set out

- a series of seven Key Design Principles, which also applies to any development proposal in the parish.
- 5.46 At the national level, the National Design Guide establishes ten design principles for creating a well-designed place and from that has come the National Model Design Code.
- 5.47 In light of higher level policy in place, the draft PNDP spatial strategy seeks to maintain the village's dispersed, broadly ribbon settlement pattern, delivering housing in small clusters (maximum 10 dwellings), promoting principles of good design and quality that encourage the local context. 'Good design' in this respect, is required to reflect the Peasmarsh village Design Codes and Guidance, which priorities the protection and enhancement of the special characteristics of the landscape and AONB.
- 5.48 When considering the site allocations, it is noted that development at PM01 (Flackley Ash), and PEAL01 (Cornerways) are in parts of the parish rated as of medium to high visual and character sensitivity (Rother Landscape Character Assessment (2004)), with low capability to accept change for housing. However, site PM01 (allocated for ten homes) is entirely enclosed and does not feature in the greater landscape. Conversely, site PEAL01 (allocated for seven homes) is exposed to views from two public footpaths, which, alongside The High Weald Landscape Trail, extend past the site.
- 5.49 To minimise any effects on the landscape, Policies L1 and L2 seek to ensure that development proposals "*protect key panoramic views and mitigate the visual impacts of developments on the landscape*". Furthermore, any proposals are required to "*protect, enhance, restore and leave as a legacy for future generations the landscape character enjoyed by all.*"
- 5.50 Overall, the draft PNDP is considered likely to lead to **minor negative effects**, reflecting the inevitable changes to the landscape, and overall loss of greenfield land, within the AONB. However, in light of the wider policy framework, recognising the importance of settlement identity and landscape character, in and given higher level policy requirements discussed above, and the potential to absorb the small-scale proposals – effects are likely to be **negligible**.

Transportation

- 5.51 In the absence of strategic interventions, residents are likely to continue to travel to larger settlements to access a wider range of services, facilities, and employment opportunities. In this respect, the A268 provides residents access to larger towns and cities, from London to Rye, Hastings and Ashford.
- 5.52 Though the highway network provides good connections with surrounding areas, traffic through the village includes HGV, visitors, and shoppers from the region. People travel from a considerable distance to access Jempton's, and because of the number of deliveries, there is a considerable strain on the road system, particularly the junction of Tanhouse Lane with the A268. Locally recorded traffic data suggests roads are at capacity, particularly at peak times, with congestion a key issue for the village. The draft PNDP seeks to reduce the impact of traffic locally, including through traffic calming measures and improved road safety with changes to junctions, crossroads, and speed limits (notably Policy I3).

- 5.53 Peasmarsh is not well served by public transport and there are no cycleways so the population is reliant on cars for moving around. High car reliance reflects the rural nature of the community, and inadequacy of sustainable transport services. Notably there is just one bus service in the village, and the nearest rail station is 3.8 miles away in Rye.
- 5.54 Support is therefore set out through the draft PNDP policy framework for sustainable transport improvements, namely the local bus service, given that all site allocations are in close proximity to a bus stop. The draft PDNP seeks to establish frequent bus services which meet the national Bus Back Better policy with markedly improved frequency all week and timetables integrated with other services including rail. It is considered that provisions set out through the draft PNDP in this respect will require action at the district, county, and national level.
- 5.55 In terms of the spatial strategy, the draft PNDP seeks to distribute growth to accessible locations to support localised journeys where possible. Three of the four housing allocation sites connect well with development boundary and the built-up area/ village and local services, providing good opportunities to promote active travel. Site PM01 is the exception to this, allocated as a rural exception site remote from existing development. The site is allocated subject to detailed requirements of national guidelines and other policies in the draft PDNP being met. This includes policies discussed above regarding improving road safety and access; in addition to design policies and the village design codes and guide.
- 5.56 Policy L7 supports the protection and improvement of the current PRoW network in the area, for example, by adding new links to connect with Rye, the surrounding villages and diversified farm enterprises. Improvements such as these may lead to more people using active forms of travel, thus reducing need to use cars.
- 5.57 Overall, growth associated with the development in the Neighbourhood Area will lead to an increase in vehicles on the road, particularly within the village where traffic is a key concern. However, it is recognised that the draft PNDP policy framework, supported by higher level policy provisions, will support a safer neighbourhood with increased active travel uptake, and support of the public transport network. In this way, **neutral effects** are anticipated under the draft PNDP.

Cumulative effects

- 5.58 Alongside the provisions of the Core Strategy and NPPF, the draft PNDP seeks to support housing delivery in line with forecasted needs over the Plan period whilst avoiding significant impacts in relation to the range of SEA theme explored above. **Positive cumulative effects** are anticipated are therefore anticipated.
- 5.59 By delivering a level of growth planned for through the PNDP, and in accordance with the draft PNDP policy framework, no cumulative impacts are anticipated in relation to wastewater capacity. Improvements in the local network are the responsibility of Southern Water.

6. Conclusions

- 6.1 The appraisal considers that the only significant effects likely to arise in implementation of the draft PNDP are positive in nature and relate to the SEA theme of community wellbeing. This reflects the main plan objective to coordinate clusters of small development in the neighbourhood area, that enhances / improves the significant environmental assets of the parish whilst supporting the village's economic viability and its rural surrounding.
- 6.2 This includes by delivering development that targets locally identified housing needs (such as providing affordable housing), supporting access to secondary education, new green spaces, and more broadly improving active and sustainable travel uptake.
- 6.3 Some greenfield loss is anticipated, and minor negative effects are expected in this respect in relation to both the landscape and land, soil, and water resources SEA themes; particularly given the presence of the AONB. However, it is recognised that the policy framework and supporting evidence base (include the village design codes and guide) provide mitigation that is likely to minimise impacts and avoid significant effects arising.
- 6.4 While there are heritage constraints present within the draft PDNP area, these are not significant in relation to the site allocations. Furthermore, the policy framework, supported by the village design codes and guide, seeks to ensure no significant residual impacts for the historic environment. Neutral effects are concluded.
- 6.5 Residual neutral effects are also concluded in relation to the SEA themes of biodiversity, climate change, and transport, reflecting the Plan's avoidance and mitigation measures which should ensure that new development integrates without causing significant deviations from the baseline situation. It is noted that minor positive effects against the biodiversity and climate change themes could be delivered in the longer term, reflecting the detailed policy provisions set out.

7. What are the next steps?

- 7.1 This Environmental Report accompanies the Draft PNDP for Regulation 14 consultation.

Plan finalisation

- 7.2 Following consultation, any representations made will be considered by the PNDP Steering Group, and the draft PNDP and Environmental Report will be updated as necessary. The updated Environmental Report will then accompany the PNDP for submission to the Local Planning Authority, Rother District Council, for subsequent Independent Examination.
- 7.3 At Independent Examination, the PNDP will be considered in terms of whether it meets the basic conditions for neighbourhood plans and is in general conformity with local planning policy.
- 7.4 If the Independent Examination is favourable, PNDP will be subject to a referendum, organised by Rother District Council. If more than 50% of those who vote agree with the PNDP, then it will be 'made'. Once made, the PNDP will become part of the development plan for the neighbourhood area.

Monitoring

- 7.5 The SEA regulations require 'measures envisaged concerning monitoring' to be outlined in this report. This refers to the monitoring of likely significant effects of the Neighbourhood Plan to identify any unforeseen effects early and take remedial action as appropriate.
- 7.6 It is anticipated that monitoring of effects of the Neighbourhood Plan will be undertaken by Rother District Council as part of the process of preparing its Annual Monitoring Report (AMR). No significant negative effects are considered likely in the implementation of the PNDP that would warrant more stringent monitoring over and above that already undertaken by the District Council.

Appendix A Regulatory requirements

As discussed in Chapter 1, Schedule 2 of the Environmental Assessment of Plans Regulations 2004 (the Regulations) explains the information that must be contained in the Environmental Report; however, interpretation of Schedule 2 is not straightforward. Table AA.1 overleaf links the structure of this report to an interpretation of Schedule 2 requirements, whilst Table AA.2 explains this interpretation. Table AA.3 identifies how and where within the Environmental Report the regulatory requirements have / will be met.

Table AA.1: Questions answered by this Environmental Report, in line with an interpretation of regulatory requirements

		Questions answered	As per regulations... the Environmental Report must include...
Introduction	What's the plan seeking to achieve?		<ul style="list-style-type: none"> An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
	What's the SEA scope?	What's the sustainability 'context'?	<ul style="list-style-type: none"> Relevant environmental protection objectives, established at international or national level Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
		What's the sustainability 'baseline'?	<ul style="list-style-type: none"> Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan The environmental characteristics of areas likely to be significantly affected Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
		What are the key issues and objectives that should be a focus?	<ul style="list-style-type: none"> Key environmental problems / issues and objectives that should be a focus of (i.e., provide a 'framework' for) assessment
Part 1	What has plan-making / SEA involved up to this point?	<ul style="list-style-type: none"> Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach) The likely significant effects associated with alternatives Outline reasons for selecting the preferred approach in-light of alternatives assessment / a description of how environmental objectives and considerations are reflected in the draft plan 	
Part 2	What are the SEA findings at this current stage?	<ul style="list-style-type: none"> The likely significant effects associated with the draft plan The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the draft plan 	
Part 3	What happens next?	<ul style="list-style-type: none"> A description of the monitoring measures envisaged 	

Table AA.2: Questions answered by this Environmental Report, in line with regulatory requirements

<u>Schedule 2</u>	<u>Interpretation of Schedule 2</u>	
<i>The report must include...</i>	<i>The report must include...</i>	
(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	i.e. answer - <i>What's the plan seeking to achieve?</i>
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - <i>What's the 'context'?</i>
(c) the environmental characteristics of areas likely to be significantly affected;		
(d) any existing environmental problems which are relevant to the plan or programme 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;	The relevant environmental protection objectives, established at international or national level	i.e. answer - <i>What's the 'baseline'?</i>
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan'	
(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;	The environmental characteristics of areas likely to be significantly affected	i.e. answer - <i>What are the key issues & objectives?</i>
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	
(h) an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Key environmental problems / issues and objectives that should be a focus of appraisal	i.e. answer - <i>What has Plan-making / SA involved up to this point?</i> [Part 1 of the Report]
(i) a description of the measures envisaged concerning monitoring.	An outline of the reasons for selecting the alternatives dealt with (i.e. an explanation of the 'reasonableness of the approach)	
	The likely significant effects associated with alternatives, including on issues such as... ... and an outline of the reasons for selecting the preferred approach in light of the alternatives considered / a description of how environmental objectives and considerations are reflected in the draft plan.	i.e. answer - <i>What are the assessment findings at this current stage?</i> [Part 2 of the Report]
	The likely significant effects associated with the draft plan	
	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan	i.e. answer - <i>What happens next?</i> [Part 3 of the Report]
	A description of the measures envisaged concerning monitoring	

Table AA.3: ‘Checklist’ of how (throughout the SEA process) and where (within this report) regulatory requirements have been, are and will be met.

Regulatory requirement	Discussion of how requirement is met
Schedule 2 of the regulations lists the information to be provided within the SEA Report	
1. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Chapter 2 (‘What is the plan seeking to achieve’) presents this information.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	These matters have been considered in detail through scoping work, which has involved dedicated consultation on a Scoping Report. The ‘SEA framework’ – the outcome of scoping – is presented within Chapter 3 (‘What is the scope of the SEA?’).
3. The environmental characteristics of areas likely to be significantly affected;	
4. Any existing environmental problems which are relevant to the plan or programme 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.;	
5. The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	The SEA framework is presented within Chapter 3 (‘What is the scope of the SEA’). Also, the SEA Scoping Report presents key messages from the context review. With regards to explaining “ <i>how...considerations have been taken into account</i> ”, Chapter 7 explains the Steering Group’s ‘reasons for supporting the preferred approach’, i.e., explains how/ why the preferred approach is justified considering the alternatives appraisal.
6. 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. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Chapter 6 presents alternatives appraisal findings (in relation to housing growth, which is a ‘stand-out’ plan policy area). Chapters 9 presents an appraisal of the plan. With regards to assessment methodology, Chapter 8 explains the role of the SEA framework/scope, and the need to consider the potential for various effect characteristics/ dimensions, e.g., timescale.
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	The assessment highlights certain tensions between competing objectives, which might potentially be actioned by the Examiner, when finalising the plan. Also, specific recommendations are made in Chapter 10.
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapters 4 and 5 deal with ‘Reasons for selecting the alternatives dealt with’, in that there is an explanation of the reasons for focusing on issues and options. Also, Chapter 7 explains the Parish Council’s ‘reasons for selecting the preferred option’ (considering the alternatives appraisal).

Regulatory requirement

Discussion of how requirement is met

9. Description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 11 presents measures envisaged concerning monitoring.
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10. A non-technical summary of the information provided under the above headings	The NTS is provided at the beginning of this Environmental Report.
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The SEA Report must be published alongside the Draft Plan, in accordance with the following regulations

authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the Draft Plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)	At the current time, this Environmental Report is published alongside the 'pre-submission' version of the Peasmarsh Neighbourhood Plan, with a view to informing Regulation 14 consultation.
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The SEA must be taken into account, alongside consultation responses, when finalising the plan.

The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.	Appraisal findings presented within this Environmental Report, and consultation responses received, have been fed back to the Steering Group and have informed plan finalisation.
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Appendix B The scope of the SEA

Introduction

This appendix presents additional information on the SEA scope, namely key issues under each of the SEA framework headings. As set out in the Scoping Report, these key issues were identified following a review of the context and baseline.

Additionally, this appendix presents a summary of responses received as part of the scoping consultation.

Air Quality

- Air quality is not a significant constraint for the PNDP area. There are no AQMAs present within the parish or close by, and the latest Air Quality ASR (2020) acknowledges NO₂, PM₁₀ and PM_{2.5} levels are below the annual mean objective throughout the district.
- Local congestion is seen on the A268 which extends through the village. The effects of the PNDP in relation to traffic and congestion will be explored under the 'Transportation' SEA theme.
- Designated biodiversity and geodiversity sites within and in proximity to the PNDP area are potentially sensitive to air pollution issues. The effects of the PNDP in relation to these concerns will be explored under the 'Biodiversity and Geodiversity' SEA theme.
- The PNDP could present opportunities to improve accessibility and support more local and sustainable journeys/connections. These opportunities will be explored in the 'Community Wellbeing' and 'Transportation' SEA themes.
- Considering the above, within the PNDP area there is an absence of any significant air quality issues (i.e., AQMAs) and there are no exceeded or expected exceedances of national air quality objectives. Therefore, the air quality theme has been scoped out for the purposes of the SEA process.

Biodiversity and Geodiversity

- There are no designated sites within the PNDP area, however the parish is within proximity to the Dungeness, Romney Marsh and Rye Bay Ramsar site, the Dungeness SAC, and the Leasam Heronry Wood SSSI.
- The PNDP falls within several SSSI IRZs for rural residential development, stating that Natural England would need to be consulted for proposals of ten or more homes within these areas.
- There are a variety of BAP Priority Habitats located within or in proximity to the Neighbourhood Development Plan area. These BAP habitats likely support populations of protected species.

Climate Change

- Climate change has the potential to lead to an increase in extreme weather events, including relating to extremes in precipitation and temperature. These changes could lead to increased environmental risks and increased health risks for the local population.

- The transport sector continues to be a key challenge in terms of reducing emissions.
- Flood risk is a key issue for the parish. Parts of the parish are within fluvial flood risk zone 3, and many locations in the built up part of the village suffer from poor surface water flood risk/ drainage issues, owing in part to the low lying topography of the parish. Surface water run-off from development can heighten the risk and impact of flooding through increasing the run-off from land to water courses.
- Exacerbating the flood risk issue within the parish is the low-lying topography of the parish, the inadequate road drainage, and subsequent high levels of surface water run-off. Undeveloped parts of the plan area are known to experience flooding which extends throughout the village, flooding developed areas such as existing properties towards the lower extent of the village.

Landscape

- The PNDP area is within the boundaries of the High Weald AONB, a nationally designated landscape, designated to ensure its conservation and enhancement.
- The area is part of the Lower Rother Valley. Key features of this landscape include the dramatic views across the valleys, a pattern of rectangular fields, remote and unspoiled areas, scattered woodland and many species of trees.
- New development has the potential to lead to incremental change in landscape and village character and visual amenity.
- Development that is appropriately designed should be implemented to allow for the support of the area's intrinsic landscape character and quality, in accordance with the AONB Management Plan 2019 – 2024.

Historic Environment

- The PNDP area contains a number of designated heritage assets, including one Grade I, two Grade II* and 51 Grade II listed buildings and two ANAs.
- As well as this, the East Sussex HER highlights 95 locally important heritage features which provide local historic significance to the PNDP area. It also highlights the presence of 32 non-statutory features. These sensitivities should therefore be appropriately considered in future growth strategies.
- It will be important to ensure that future development avoids/minimises impacts upon the historic environment and maximises opportunities to improve the public realm and green infrastructure, to the indirect benefit of heritage settings.

Land, Soil and Water Resources

- The PNDP area has the potential to be underlain by best and most versatile (BMV) land, though a full classification of the quality of this land has not been undertaken. While new development is likely to be focussed on the existing settlement, as a finite resource, BMV land should be retained where possible in future growth.
- The River Tillingham Water Body and the Lower Rother from Etchingam to Scot's Float Water Body are located to the north and south of the parish. Both of these water bodies were awarded moderate ecological status in 2019 but failed

the chemical status tests for the same year due to the presence priority contaminants.

- The parish area overlaps with two NVZs, however it is unlikely that development set out in the PNDP will have an impact on the designation.

Community Wellbeing

- The Neighbourhood Development Plan area has experienced an increase in population for the period 2011-2020, with 29.25% of the 2020 population within the over 65 age band. This suggests there is an ageing population within the parish.
- Based on the 2019 IMD data, Peasmarsh parish has no significant deprivation issues, except for the 'Barriers to housing and services' and 'Education, skills and training' categories.
- While there are a range of existing services, facilities, and amenities within the PNDP area, health services are notably limited. A wider variety of services can be found in the neighbouring settlements of Rye and Hastings.
- There is no secondary school in the parish or neighbouring parishes.
- As the requirements of the working population continue to change, there is likely to be a greater need for adaptable dwellings that can accommodate flexible working practices which might include co-working facilities/hubs.

Transportation

- Public transport is limited to the 313 bus service. The service runs infrequently and is limited in its route.
- There are no railway stations within the PNDP area. However, the Plan area is accessible to stations which provide access to a range of destinations, including London, Eastbourne, Ashford, and Brighton.
- There are numerous footpaths and bridleways present in the PNDP area. There is also a section of the High Weald Landscape Trail.
- The recovery from the COVID-19 pandemic has the potential to change travel patterns in the short, medium, and longer term.
- There is a need to promote an effective pedestrian, cycling and movement strategy for the Plan area.

Scoping consultation responses

The draft SEA scoping report was shared with the Environment Agency, Historic England and Natural England for formal consultation in 2022. The responses received and how they have been addressed are presented overleaf.

Table AB.1: SEA scoping consultation responses

Consultee	Consultation response summary	AECOM response
Environment Agency	The Environment Agency does not provide a bespoke advice but instead sets out key environmental issues and sources of information to be considered during scoping.	Noted.
Historic England	No response received.	
Natural England	It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.	Noted.
High Weald Joint Advisory Committee	<p>The following comments have been made:</p> <p><u>Paragraphs 5.2, 5.3, 5.4, 5.5, 5.12 and 5.13</u></p> <p>Please replace ‘Higher’ Weald AONB with ‘High’ Weald AONB.</p> <p><u>Paragraph 5.13 SEA objective and questions for Landscape</u></p> <p>Please replace ‘Protect’ with ‘Conserve’ to comply with legislation and policy for AONBs.</p> <p><u>Section 6 Historic Environment</u></p> <p>Whilst I understand why historic environment is considered separately from landscape for the purposes of the SEA, it needs to be acknowledged that cultural heritage is an important aspect of AONB character. Impacts on historic fields and field boundaries are often lost down the cracks between heritage and landscape and it is important that these are picked up within the SEA. The Historic Landscape Characterisation for Sussex is an important reference document for this issue. The full document is available at https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/sussex-historic-landscape-characterisation/ and a simplified version is in our parish landscape character maps at http://www.highweald.org/downloads/publications/parish-information.html</p> <p><u>Section 7 Land, Soil and Water Resources</u></p>	<p>Comments noted.</p> <p>Updates made to SEA objectives and references to the AONB where necessary.</p> <p>The SEA will ensure to pick up on the importance of cultural heritage as an aspect of AONB character.</p>

Consultee	Consultation response summary	AECOM response
	<p>The glaring omission here is that there is no objective or questions relating to soil, other than agricultural land classifications which are increasingly out of step with current thinking on the importance of soil. The biodiversity of soil is at least as important as above ground biodiversity and vital to both sustainable food production and carbon sequestration. Of more importance than agricultural grading is whether the soil has been disturbed (by tillage or other interventions) or chemicals applied that have reduced soil biodiversity. Most of the woodland and many of the fields in Peasmarsh parish will have relatively undisturbed soils that have had minimal chemical application because they have historically been used for grazing livestock rather than arable production.</p> <p>Climate change and biodiversity loss are the two most important issues facing our planet. As such there should be a weighting in the SEA towards measures that help to combat them and against policies that exacerbate them. The carbon storage function of natural habitats including soil is an extremely important issue and it is considered that it should be reflected in the SEA and the consequences of policy choices on this function taken into account.</p> <p>For most habitats, the majority of carbon stored is held in the soil – although the role of above and below ground biomass is also important. Carbon emissions can result from soil disturbance, from damage or even from management and restoration practices which remove or invert soil. It is particularly at risk if land is used for development as construction companies often start by stripping all the topsoil from a site and stockpiling it for disposal or later redistribution around the site. This immediately releases all the stored carbon into the atmosphere and soils take decades to recover from such treatment.</p> <p>It is considered that the SEA should include an objective to protect natural habitats and soil and conserve and enhance their ability to store carbon. The questions asked when assessing policy options against this objective should consider the impact on existing carbon sinks in natural habitats and soils. This will be particularly important in assessing alternative sites as normal biodiversity measures do not take account of carbon sequestration, and in particular under-value the importance of permanent pasture to this function. This will necessitate information on sites such as the current</p>	<p>SEA objective question added.</p> <p>Climate change and biodiversity are key issues considered through the SEA.</p>

Consultee	Consultation response summary	AECOM response
	<p>land use (such as grassland or arable) and the likely soil disturbance required for the development – for example a steeply sloping site will need more soil disturbance than a flat one.</p> <p>The above comments are advisory and are the professional views of the AONB Unit's Planning Advisor on the potential impacts on the High Weald landscape. They are not necessarily the views of the High Weald AONB Joint Advisory Committee.</p>	
