

Appendix E – Appraisal Framework Tables

The scoring of policies and their alternatives is as follows:

- ++ significant positive effect,
- + partial positive effect,
- ? uncertain effect,
- partial negative effect,
- significant negative effect,
- n/a not applicable

Neighbourhood Plan Objectives Table

Objective 1: Rye must continue to feel ‘compact’		
	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	-	Keeping the town compact could reduce the opportunities for housing growth.
2) Improve the health and wellbeing of the population and reduce inequalities in health	++	Keeping the town compact will enable residents to walk and cycle to destinations within the town, improving their health and wellbeing.
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	+	Keeping the town compact will reduce dependency on the private car which could be of benefit to those on lower incomes who may not be able to afford to run one.
5) Raise educational achievement levels and develop the opportunities for lifelong learning	n/a	
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	?	As with housing, keeping the town compact may reduce the opportunities for economic growth but it may also encourage smarter growth on brownfield sites so the overall impact is uncertain.
7) Improve accessibility to services and facilities for all ages across the District	++	Keeping the town compact will ensure that services and facilities remain accessible.
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Keeping the town compact will ensure that cultural and leisure facilities are accessible to residents which may increase engagement in them.
9) Improve efficiency in land use and encourage the prudent use of natural resources	++	Keeping the town compact will necessitate the efficient use of brownfield sites within the existing town and reduce car travel.
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	++	Keeping the town compact will enable residents to walk and cycle to destinations within the town, reducing the need for car travel.

11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	--	The areas of highest risk of flooding are in the centre of the existing town. This means that keeping the town compact may result in a conflict with this objective.
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	?	Keeping the town compact may be beneficial to the protected biodiversity and geodiversity rich sites around Rye. However, it may also put pressure on brownfield sites within the town that also have biodiversity interest.
15) Protect and enhance the high quality natural and built environment	?	Keeping the town compact may be beneficial to the natural environment surrounding Rye. However, it may also increase pressure on the historic built environment within the town.
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a	
Potential Mitigation	The development potential of brownfield sites within the town should take into account factors such as their biodiversity interest, their heritage value and the risk of flooding to mitigate any impacts on these objectives. If insufficient capacity is found within the town to meet housing and economic targets, then some growth outwards may be necessary.	
Cumulative and Synergistic Effects	The potential cumulative impacts of a number of sites being redeveloped in the town should be considered – for instance the potential loss of or potential to improve wildlife corridors between sites and the need to look at flood risk strategically rather than on a site by site basis.	
SA Conclusion	Overall it is considered that this Neighbourhood Plan objective has a positive impact on the sustainability of Rye.	

Objective 2: Rye must continue to act as a centre for the surrounding area		
	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a	
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Continuing to act as a local service centre for health facilities will encourage investment in these facilities to the benefit of residents.
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	+	Continuing to act as a local service centre for employment, health and other facilities will encourage investment in these facilities to the benefit of residents
5) Raise educational achievement levels and develop the opportunities	+	Continuing to act as a local service centre for education facilities will encourage investment in these facilities to the benefit of residents.

for lifelong learning		
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	++	A wider customer base and source of employees supports existing businesses in the town and could attract further investment.
7) Improve accessibility to services and facilities for all ages across the District	++	The intention within this objective to ensure that people can access the town easily with sufficient parking, good public transport and a safe environment, with easy walking and cycling options will benefit residents across this part of the District.
8) Encourage and facilitate increased engagement in cultural and leisure activities	++	Continuing to act as a local service centre for culture and leisure will encourage investment in these facilities.
9) Improve efficiency in land use and encourage the prudent use of natural resources	n/a	
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	--	Potentially promoting Rye as a centre to serve the surrounding area may increase road congestion and pollution levels.
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	n/a	
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	n/a	
15) Protect and enhance the high quality natural and built environment	-	Potentially promoting Rye as a centre to serve the surrounding area may increase traffic which could have an adverse impact on the built environment within the town and the natural environment around the approach roads.
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a	
Potential Mitigation	Promotion of the town as a centre for the surrounding area should focus on public transport and walking and cycling links to mitigate the impact on road traffic.	
Cumulative and Synergistic Effects	Opportunities to co-locate important facilities in the town should be explored to optimise the cost-benefit to the residents of the town and surrounding area.	
SA Conclusion	Overall it is considered that this Neighbourhood Plan objective has a positive impact on the sustainability of Rye.	

Objective 3: Rye must retain its markets, festivals and events		
	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a	
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Strong community spirit as reflected in the many social activities in the town, is likely to have a positive impact on the wellbeing of the population.
3) Reduce crime and fear of crime	-	There is potential for some festivals and events to attract crime and make people feel unsafe.
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	n/a	
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	++	A vibrant schedule of events supports the local economy, particularly the tourism and retail sector.
7) Improve accessibility to services and facilities for all ages across the District	n/a	
8) Encourage and facilitate increased engagement in cultural and leisure activities	++	Festivals and events can help to support the cultural and leisure offer of the town.
9) Improve efficiency in land use and encourage the prudent use of natural resources	n/a	
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	--	Potentially promoting Rye as a venue for markets, festivals and events may increase road congestion and pollution levels.
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	n/a	
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	n/a	
15) Protect and enhance the high quality natural and built environment	n/a	
16) Reduce waste generation	n/a	

and disposal, and achieve the sustainable management of waste		
Potential Mitigation	Good organisation of events to minimise the opportunities for crime, help people feel safe and promote public transport and walking and cycling links to mitigate the impact on road traffic.	
Cumulative and Synergistic Effects	The programme of events should be coordinated to avoid conflicts and cumulative impacts of too many events around one period.	
SA Conclusion	Overall it is considered that this Neighbourhood Plan objective has a positive impact on the sustainability of Rye.	

Objective 4: Rye must continue to have a meaningful relationship with the surrounding countryside (The High Weald Area of Outstanding Natural Beauty and Romney Marsh)		
	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a	
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Access to the countryside has been demonstrated to have a beneficial impact on the health and wellbeing of the population.
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	+	Unlike many leisure activities, access to the countryside is free and therefore helps to reduce social exclusion. Maintaining and improving access will benefit everyone especially if disabled access is improved.
5) Raise educational achievement levels and develop the opportunities for lifelong learning	+	The surrounding countryside facilitates open-air learning, such as forest schools , which have s been demonstrated to improve educational achievement for some students.
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	The quality of the surrounding countryside is potentially a constraint on economic growth, but it is also an opportunity, especially for Green Tourism and promoting Rye as a visitor destination. Overall it is considered that it has a positive impact on the local economy.
7) Improve accessibility to services and facilities for all ages across the District	n/a	
8) Encourage and facilitate increased engagement in cultural and leisure activities	++	Access to the countryside is an important contributor to leisure facilities in the town.
9) Improve efficiency in land use and encourage the prudent use of natural resources	n/a	
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by	+	Good walking and cycling access between the town and the countryside reduces the need for people to drive to access the rural area around the town.

increasing travel choice and reducing car usage		
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	n/a	
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	++	This objective includes the commitment to conserve and enhance the wildlife of the area.
15) Protect and enhance the high quality natural and built environment	++	This objective includes the commitment to conserve and enhance the natural beauty, historic built and cultural heritage of the area.
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a	
Potential Mitigation	None needed as there are no negative impacts.	
Cumulative and Synergistic Effects	None.	
SA Conclusion	This Neighbourhood Plan objective has a positive impact on the sustainability of Rye	

* Policy H1 and B3 are assessed in the Policy Assessment Tables below in respect of the principle of having a site allocations policy. The actual sites considered are assessed under the Site Assessment Tables.

Policy Assessment Tables (proposed policy wording in Version 10 of the Rye Neighbourhood Plan)

H1 Housing Allocations*	Proposed New Policy		No Policy	
	Score	Justification	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	Allocating housing sites provides certainty about where and how these sites will be delivered to provide market and affordable housing to meet needs and to a high quality and sustainable design.	--	Not allocating housing sites would mean that delivery would rely on windfall sites which may not come forward, or may not meet local needs for market or affordable housing.
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Allocating housing sites increases the potential for these to include open space and health facility provision and locate development to optimise walking and cycling opportunities	-	Not allocating housing sites would mean that delivery would rely on windfall sites with less control over the provision of open space and health facilities or location in relation to walking and cycling facilities.
3) Reduce crime and fear of	+	Allocating housing sites	-	Not allocating housing

crime		provides more control over design and proximity to police stations.		sites would mean that delivery would rely on windfall sites with less control over location and design.
4) Reduce deprivation and social exclusion	+	Allocating housing sites provides more certainty over delivery, particularly of affordable homes which are only likely to be provided on larger sites. It also provides more control over location so they are in good proximity to facilities, services and schools and integrated with existing communities.	-	Not allocating housing sites and relying on windfall sites reduces the likelihood of affordable housing being delivered and means less control over location.
5) Raise educational achievement levels and develop the opportunities for lifelong learning	+	Allocating housing sites provides more control over locating development close to schools, colleges, universities, lifelong learning, and libraries.	-	Not allocating housing sites means less control over location.
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	Allocating housing sites supports delivery which increases construction sector employment and allows the consideration of alternative or joint uses of sites such as employment.	-	Not allocating sites means that delivery is less certain, important employment sites may be lost to housing and opportunities for mixed uses be overlooked.
7) Improve accessibility to services and facilities for all ages across the District	+	Allocating housing sites provides more control over locating development close to shops, services, educational and medical facilities, pubs, community hall, play areas etc. and improving pedestrian and cycling access.	-	Not allocating housing sites would mean that delivery would rely on windfall sites with less control over the location in relation to facilities and opportunities to improve walking and cycling facilities.
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Allocating housing sites provides more control over locating development close to community facilities, such as community hall, play areas, sports pitches, places of worship, library, theatres, cinemas, galleries, etc or accommodating such facilities on site.	-	Not allocating housing sites means less control over location and accompanying facilities.
9) Improve efficiency in land use and encourage the	+	Allocating sites allows the direction of	-	Not allocating housing sites means less control

prudent use of natural resources		development towards land in sustainable locations that has been previously developed and maximises potential for providing facilities. Suitable density standards and design standards can be imposed and utility services planned and provided.		over location, density, design and accompanying facilities and makes it difficult to plan for utilities.
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Allocating sites allows the direction of development towards sites with a choice of transport options to reduce dependency on the private car.	-	Not allocating housing sites means less control over location.
11) Reduce emissions of Greenhouse gases	+	Allocating housing sites provides opportunities for larger scale development that can incorporate renewable energy measures on site.	-	Not allocating housing sites and relying on windfall sites reduces the likelihood of on-site renewable energy measures.
12) Minimise the risk of flooding and resulting detriment to people and property	+	Allocating sites allows the direction of development towards sites with a lower flood risk and for this assessment to be carried out strategically.	-	Not allocating housing sites and relying on windfall sites makes it more difficult to assess alternatives that may be in lower flood risk areas.
13) Maintain, improve and manage water resources in a sustainable way	+	Allocating housing sites provides opportunities for larger scale development that can incorporate SUDs and flood prevention measures.	-	Not allocating housing sites and relying on windfall sites reduces the likelihood of on-site flood mitigation measures.
14) Conserve and enhance biodiversity and geodiversity	+	Allocating housing sites provides more opportunity and control over the provision of green infrastructure and allows wildlife corridors to be considered strategically.	-	Not allocating housing sites and relying on windfall sites reduces the likelihood of on-site biodiversity measures or strategic consideration of wildlife corridors.
15) Protect and enhance the high quality natural and built environment	+	Allocating housing sites provides more opportunity and control over the location and design of development to avoid damage to landscape or the built heritage assets.	-	Not allocating housing sites and relying on windfall sites means that some of these may be in areas of high quality natural or built environment.
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	+	Allocating housing sites provides more control over locating development close to	-	Not allocating housing sites means less control over location.

		household waste facilities and 'bring' recycling points and to incorporate storage facilities on-site.		
Potential Mitigation		There are no negatives to mitigate but positives will only be realised with good site selection and design criteria.		Some negatives can be mitigated by strong controls over windfall development.
Cumulative and Synergistic Effects		Site selection and design should consider cumulative and synergistic effects such as the impact of a number of sites within a small area of the town and the opportunities to create wildlife corridors between sites.		These are difficult to assess with windfall development other than in relation to existing commitments.
SA Conclusion		The proposed allocation of housing sites has a positive impact on the sustainability of Rye.		

H2 Housing Mix	Proposed New Policy		No Policy	
	Score	Justification	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	A housing mix policy will provide for an appropriate mix and range of housing where it is needed.	-	No housing mix policy will result in a market led housing mix which may not reflect local needs.
2) Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a	
3) Reduce crime and fear of crime	n/a		n/a	
4) Reduce deprivation and social exclusion	n/a		n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a	
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a	
7) Improve accessibility to services and facilities for all ages across the District	n/a		n/a	
8) Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a	
9) Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a	
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	n/a		n/a	
11) Reduce emissions of Greenhouse gases	n/a		n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a	
13) Maintain, improve and manage water resources in a sustainable way	n/a		n/a	
14) Conserve and enhance biodiversity and geodiversity	n/a		n/a	
15) Protect and enhance the high quality natural and built environment	n/a		n/a	
16) Reduce waste generation and disposal, and achieve	n/a		n/a	

the sustainable management of waste			
Potential Mitigation	No negatives to mitigate.		No mitigation possible.
Cumulative and Synergistic Effects	None		None
SA Conclusion	The proposed inclusion of a housing mix policy has a positive impact on the sustainability of Rye.		

D1 High Quality Design	Proposed New Policy		No Policy	
	Score	Justification	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	The proposed design policy encourages the provision of affordable housing to meet the needs of Rye into the future and the use of sustainable and good quality materials, sound construction techniques, and planned appropriate management regimes	-	In the absence of the proposed design policy there will be less control over the quality of design and the provision of affordable housing.
2) Improve the health and wellbeing of the population and reduce inequalities in health	++	The proposed design policy encourages accessibility including pedestrian and cycling routes linking all areas to each other and back into the centre of Rye, improving the health and wellbeing of residents and users.	-	In the absence of the proposed design policy there will be less control over the accessibility of developments.
3) Reduce crime and fear of crime	n/a		n/a	
4) Reduce deprivation and social exclusion	n/a		n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a	
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a	
7) Improve accessibility to services and facilities for all ages across the District	++	The proposed design policy encourages accessibility including pedestrian and cycling routes linking all areas to each other and back into the centre of Rye, where most of the services and facilities are located.	-	In the absence of the proposed design policy there will be less control over the accessibility of developments to services and facilities.
8) Encourage and facilitate increased engagement in cultural and leisure activities	++	The proposed design policy encourages accessibility including pedestrian and cycling routes linking all areas to each other and back into the centre of Rye, where most of the cultural facilities are located.	-	In the absence of the proposed design policy there will be less control over the accessibility of developments to cultural facilities.
9) Improve efficiency in land	n/a		n/a	

use and encourage the prudent use of natural resources				
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	The proposed design policy encourages accessibility including pedestrian and cycling routes linking all areas to each other and back into the centre of Rye, reducing dependency on the private car.	-	In the absence of the proposed design policy there will be less control over the accessibility of developments and potentially more car dependency.
11) Reduce emissions of Greenhouse gases	++	The proposed design policy encourages the use of sustainable and good quality materials, sound construction techniques, and planned appropriate management regimes which will reduce greenhouse gas emissions.	-	In the absence of the proposed design policy there will be less control over the quality of design and sustainability measures.
12) Minimise the risk of flooding and resulting detriment to people and property	++	The proposed design policy requires the management of flood risk including pluvial (surface), fluvial (river), coastal (sea), combined sewerage and runoff and high water table/springs.	-	In the absence of the proposed design policy there will be less control over the management of flood risk.
13) Maintain, improve and manage water resources in a sustainable way	+	The proposed design policy requires the management of sewerage and runoff and high water table/springs.	-	In the absence of the proposed design policy there will be less control over the management of water resources.
14) Conserve and enhance biodiversity and geodiversity	n/a		n/a	
15) Protect and enhance the high quality natural and built environment	++	The proposed design policy requires high quality design; making the best use of the rural margins and riverfronts to reinforce the connections between the town and its landscape setting; and respecting and recording archaeology.	-	In the absence of the proposed design policy there will be less protection for the natural and built environment.
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a	
Potential Mitigation	Inclusion of reference to 'Secure by Design' and inclusion of provision for storage of recyclable materials		None	

	would improve performance under objectives 3 and 16.	
Cumulative and Synergistic Effects	None	None
SA Conclusion	The proposed inclusion of a design policy has a positive impact on the sustainability of Rye, but this could be improved by the inclusion of criteria relating to 'Secured by Design' and the storage of recyclable materials.	

F1 Reducing Flood Risk	Proposed New Policy		No Policy	
	Score	Justification	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a	
2) Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a	
3) Reduce crime and fear of crime	n/a		n/a	
4) Reduce deprivation and social exclusion	n/a		n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a	
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a	
7) Improve accessibility to services and facilities for all ages across the District	n/a		n/a	
8) Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a	
9) Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a	
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	n/a		n/a	
11) Reduce emissions of Greenhouse gases	n/a		n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	++	The proposed flood risk policy requires that development in areas at current or future risk from flooding will be subject to a Flood Risk Assessment which applies the 'sequential test' and 'exception test' and sets out the local factors to be taken into account in any Flood Risk Assessment.	--	In the absence of the proposed flood risk policy there will be less control over the management of flood risk.
13) Maintain, improve and	n/a		n/a	

manage water resources in a sustainable way				
14) Conserve and enhance biodiversity and geodiversity	n/a		n/a	
15) Protect and enhance the high quality natural and built environment	n/a		n/a	
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a	
Potential Mitigation	No negatives to mitigate		None	
Cumulative and Synergistic Effects	This issue needs to be assessed strategically rather than incrementally.		None	
SA Conclusion	The proposed inclusion of a flood risk policy has a positive impact on the sustainability of Rye.			

B1 Business Development	Proposed New Policy		No Policy	
	Score	Justification	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a	
2) Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a	
3) Reduce crime and fear of crime	n/a		n/a	
4) Reduce deprivation and social exclusion	n/a		n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a	
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	++	The proposed business development policy supports development which regenerates or enhances the fishing and maritime and port related industries; micro (low footfall) businesses around the Citadel; proposals for new business development especially small scale flexible office units, affordable workshops and high quality office space; and development which facilitates improved broadband access for businesses and home workers. It also safeguards existing business floor space.	--	In the absence of the proposed business development policy economic growth, competitiveness and innovation will not be encouraged and new investment may not happen.
7) Improve accessibility to services and facilities for all ages across the District	n/a		n/a	
8) Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a	
9) Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a	
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice	-	Potentially encouraging business development in Rye may increase road congestion and pollution levels.	n/a	

and reducing car usage				
11) Reduce emissions of Greenhouse gases	n/a		n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a	
13) Maintain, improve and manage water resources in a sustainable way	n/a		n/a	
14) Conserve and enhance biodiversity and geodiversity	n/a		n/a	
15) Protect and enhance the high quality natural and built environment	n/a		n/a	
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a	
Potential Mitigation	Promotion of public transport and walking and cycling links to new business development will help to mitigate the impact on road traffic. This would be addressed under Policy T1 and the Community Aspirations.		None	
Cumulative and Synergistic Effects	Economic growth in one sector can encourage further growth in that sector or related ones. For instance, more employment within the town centre will support the retail sector by worker using shops and cafes.		None	
SA Conclusion	Overall the proposed inclusion of a business development policy has a positive impact on the sustainability of Rye.			

B2 Supporting Rye as a Visitor Attraction	Proposed New Policy		No Policy	
	Score	Justification	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a	
2) Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a	
3) Reduce crime and fear of crime	n/a		n/a	
4) Reduce deprivation and social exclusion	n/a		n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a	
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	++	The proposed policy supports the attractiveness of Rye as a place to visit by encouraging development that enhances the town centre; retaining the former cattle market as a site for a traditional weekly market and daily parking; maintaining the Rye Heritage Centre; supporting the provision of visitor accommodation and hospitality services; and "green tourism" such as walking and cycling and appreciation of the area's natural assets.	--	In the absence of the proposed visitor attraction policy economic growth in the tourism sector will not be encouraged and new investment may not happen.
7) Improve accessibility to services and facilities for all ages across the District	n/a		n/a	
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Increased visitor attraction will support the cultural and leisure facilities in the town.		In the absence of the proposed visitor attraction policy economic growth in the tourism sector will not be encouraged and new investment in cultural and leisure facilities may not happen.
9) Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a	
10) Reduce road congestion and pollution levels and	-	Potentially supporting the attractiveness of	n/a	

ensure air quality continues to improve by increasing travel choice and reducing car usage		Rye as a visitor destination may increase road congestion and pollution levels.		
11) Reduce emissions of Greenhouse gases	n/a		n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a	
13) Maintain, improve and manage water resources in a sustainable way	n/a		n/a	
14) Conserve and enhance biodiversity and geodiversity	n/a		n/a	
15) Protect and enhance the high quality natural and built environment	?	Potentially promoting Rye as a visitor attraction may increase traffic which could have an adverse impact on the built environment within the town and the natural environment around the approach roads. However, it could also attract investment into enhancing these assets which are critical to its attractiveness.	n/a	
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a	
Potential Mitigation	Promotion of public transport and walking and cycling links to visitor attractions will help to mitigate the impact on road traffic. This would be addressed under Policy T1 and the Community Aspirations.		None	
Cumulative and Synergistic Effects	Growth in visitor attractions can impact positively on the whole economy – for instance, more and better visitor accommodation can support local cultural attractions and the retail sector.		None	
SA Conclusion	Overall the proposed inclusion of a visitor attraction policy has a positive impact on the sustainability of Rye.			

B3 New Supermarket*	Proposed New Policy		No Policy	
	Score	Justification	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a	
2) Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a	
3) Reduce crime and fear of crime	n/a		n/a	
4) Reduce deprivation and social exclusion	n/a		n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a	
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	A new supermarket would improve competitiveness in the retail sector and provide more consumer choice. It may, however, impact on other retail outlets in the town centre.	-	In the absence of a policy for a new supermarket the town will continue to be served by only one supermarket, with no like-for-like competition or consumer choice.
7) Improve accessibility to services and facilities for all ages across the District	n/a		n/a	
8) Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a	
9) Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a	
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Leakage to other retail centres may reduce, thereby reducing the need for people to travel.	-	Leakage to other retail centres will continue.
11) Reduce emissions of Greenhouse gases	n/a		n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a	
13) Maintain, improve and manage water resources in a sustainable way	n/a		n/a	
14) Conserve and enhance biodiversity and geodiversity	n/a		n/a	
15) Protect and enhance the high quality natural and	n/a		n/a	

built environment				
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a	
Potential Mitigation	No negatives to mitigate.		None	
Cumulative and Synergistic Effects				
SA Conclusion	The proposed inclusion of a policy to allocate a site for a new supermarket has a positive impact on the sustainability of Rye.			

T1 Connectivity and Sustainable Transport	Proposed New Policy		No Policy	
	Score	Justification	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a	
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Improved pedestrian and cycling facilities would improve the health and wellbeing of the population.	n/a	
3) Reduce crime and fear of crime	n/a		n/a	
4) Reduce deprivation and social exclusion	n/a		n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a	
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a	
7) Improve accessibility to services and facilities for all ages across the District	n/a		n/a	
8) Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a	
9) Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a	
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	++	The proposed policy encourages development close to the town centre with design that makes the most of opportunities to improve walking or cycling facilities in and around the site, including linking with other strategic routes such as the National Cycle Network and the Greenway initiative. It promotes the provision of cycle parking and other facilities that would encourage users to access sites by foot or bicycle; and encourages proposals to implement all or parts	-	The absence of a policy to encourage connectivity and sustainable transport may increase road congestion and pollution levels by increasing car use.

		of the Greenway initiative.		
11) Reduce emissions of Greenhouse gases	n/a		n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a	
13) Maintain, improve and manage water resources in a sustainable way	n/a		n/a	
14) Conserve and enhance biodiversity and geodiversity	n/a		n/a	
15) Protect and enhance the high quality natural and built environment	n/a		n/a	
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a	
Potential Mitigation	No negatives to mitigate		None	
Cumulative and Synergistic Effects	None		None	
SA Conclusion	The proposed inclusion of a policy to support connectivity and sustainable transport has a positive impact on the sustainability of Rye.			

T2 Car Parking	Proposed New Policy		No Policy	
	Score	Justification	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a	
2) Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a	
3) Reduce crime and fear of crime	n/a		n/a	
4) Reduce deprivation and social exclusion	n/a		n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a	
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a	
7) Improve accessibility to services and facilities for all ages across the District	n/a		n/a	
8) Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a	
9) Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a	
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	?	The proposed policy is to set car parking standards for new development. This could reduce road congestion by encouraging free flow of traffic but may increase car usage by making it easier for people to own a car and live in the town centre.	?	Not having locally set parking standards, but relying on the ESCC calculator. Whilst the calculator for Rye ward appears to be consistent with the proposed standards, there is a provision that parking standards could be reduced where there are high levels of accessibility (i.e. the site is located within appropriate walking distance to a bus and train services to allow the use of non-car modes to travel to local amenities and facilities/commuting. This could reduce car usage but may increase

				congestion due to on-street car parking.
11) Reduce emissions of Greenhouse gases	n/a		n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a	
13) Maintain, improve and manage water resources in a sustainable way	n/a		n/a	
14) Conserve and enhance biodiversity and geodiversity	n/a		n/a	
15) Protect and enhance the high quality natural and built environment	n/a		n/a	
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a	
Potential Mitigation	The main difference between the options is that the proposed policy does not allow any flexibility for accepting lower parking standards in accessible locations. The sustainability of this is uncertain as fixed parking standards may increase car use but having flexibility may increase congestion if it leads to inappropriate parking on-street. Potential mitigation measures could include controlled parking zones and increased enforcement.			
Cumulative and Synergistic Effects	None		None	
SA Conclusion	The proposed inclusion of a policy to set car parking standards has an uncertain impact on the sustainability of Rye.			

I1 Community Facilities	Proposed New Policy		No Policy	
	Score	Justification	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a	
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	The proposed policy safeguards facilities that are important to the health and wellbeing of residents.	-	Not having a policy to protect these facilities would increase the likelihood of their loss, which would adversely impact on the health and wellbeing of residents.
3) Reduce crime and fear of crime	n/a		n/a	
4) Reduce deprivation and social exclusion	n/a		n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	+	The proposed policy safeguards the retention of Early Years facilities, which have been shown to be vital for overall educational achievement.	-	Not having a policy to protect these facilities would increase the likelihood of their loss, which would adversely impact on the education of residents.
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a	
7) Improve accessibility to services and facilities for all ages across the District	++	The proposed policy safeguards Community Centres; Early Years facilities, Rye Leisure Centre; Salts sports fields and facilities including Rye Bowls Club; and Rye Rugby Club, and sets the very limited circumstances in which such facilities could be lost.	--	Not having a policy to protect these facilities would increase the likelihood of their loss, which would reduce accessibility for residents.
8) Encourage and facilitate increased engagement in cultural and leisure activities	++	The proposed policy safeguards Community Centres; Early Years facilities, Rye Leisure Centre; Salts sports fields and facilities including Rye Bowls Club; and Rye Rugby Club, and sets the very limited circumstances in which such facilities could be lost.	--	Not having a policy to protect these facilities would increase the likelihood of their loss, which would reduce accessibility for residents.
9) Improve efficiency in land use and encourage the prudent use of natural	n/a		n/a	

resources				
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	The proposed policy safeguards facilities that otherwise residents would need to access further afield, increasing the need to travel by car.	-	Not having a policy to protect these facilities would increase the likelihood of their loss, which would reduce accessibility for residents.
11) Reduce emissions of Greenhouse gases	n/a		n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a	
13) Maintain, improve and manage water resources in a sustainable way	n/a		n/a	
14) Conserve and enhance biodiversity and geodiversity	n/a		n/a	
15) Protect and enhance the high quality natural and built environment	n/a		n/a	
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a	
Potential Mitigation	No negatives to mitigate		None	
Cumulative and Synergistic Effects	None		None	
SA Conclusion	The proposed inclusion of a policy to safeguard community facilities has a positive impact on the sustainability of Rye.			

E1 <u>Strategic and Green Gaps Development Boundary , Strategic Gap & Setting of Rye</u>	Proposed New Policy		No Policy	
	Score	Justification	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a	
2) Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a	
3) Reduce crime and fear of crime	n/a		n/a	
4) Reduce deprivation and social exclusion	n/a		n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a	
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a	
7) Improve accessibility to services and facilities for all ages across the District	n/a		n/a	
8) Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a	
9) Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a	
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	n/a		n/a	
11) Reduce emissions of Greenhouse gases	n/a		n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a	
13) Maintain, improve and manage water resources in a sustainable way	n/a		n/a	
14) Conserve and enhance biodiversity and geodiversity	+		-	
15) Protect and enhance the high quality natural and	++	The proposed policy seeks to contain new	--	Not having such a policy may result in

built environment		<u>development within the Development Boundary as revised and restrict development outside to that for which a countryside location is necessary or allowed by other policies. It also requires that any development on the edge of Rye be controlled to protect the designated areas surrounding Rye and the Strategic Gap between Rock Channel and Rye Harbour. acknowledges the existing strategic gap between Rye and Rye Harbour and proposes further 'green gaps' to prevent neighbouring settlements merging into Rye; assist in safeguarding the countryside and marsh from encroachment; and preserve the unique setting and special character of historic Rye.</u>		development between Rye and other settlements which, whilst it may meet countryside policies, nonetheless reduces the sense of separation between settlements and damages the <u>open landscape bordering Rye that contributes to its unique historic setting setting of Rye.</u>
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a	
Potential Mitigation	No negative impacts to mitigate		None	
Cumulative and Synergistic Effects	None		None	
SA Conclusion	The proposed inclusion of a policy to protect strategic and green gaps the countryside and strategic gap around Rye has a positive impact on the sustainability of Rye.			

E2 Green Infrastructure	Proposed New Policy		No Policy	
	Score	Justification	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a	
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Increased activity and participation in leisure improves the health and wellbeing of the population.	-	Not having such a policy to protect these facilities would increase the likelihood of their loss, which would reduce accessibility for residents.
3) Reduce crime and fear of crime	n/a		n/a	
4) Reduce deprivation and social exclusion	n/a		n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a	
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a	
7) Improve accessibility to services and facilities for all ages across the District	n/a		n/a	
8) Encourage and facilitate increased engagement in cultural and leisure activities	++	The proposed policy seeks to safeguard local green spaces, many of which are used for formal and informal leisure activities.	--	Not having such a policy to protect these facilities would increase the likelihood of their loss, which would reduce accessibility for residents.
9) Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a	
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	The proposed policy safeguards leisure facilities that otherwise residents would need to access further afield, increasing the need to travel by car.	-	Not having such a policy to protect these facilities would increase the likelihood of their loss, which would reduce accessibility for residents.
11) Reduce emissions of Greenhouse gases	n/a		n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a	
13) Maintain, improve and manage water resources in a sustainable way	n/a		n/a	
14) Conserve and enhance	++	The proposed policy	-	Not having such a policy

biodiversity and geodiversity		seeks to protect and replace trees and enhance green infrastructure.		may result in biodiversity not being enhanced.
15) Protect and enhance the high quality natural and built environment	++	The proposed policy seeks to maintain and enhance the natural environment.	--	Not having such a policy may result in the natural environment not being enhanced.
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a	
Potential Mitigation	No negatives to mitigate		None	
Cumulative and Synergistic Effects	Green infrastructure needs to be considered strategically to take up opportunities for wildlife corridors and green routes.			
SA Conclusion	The proposed inclusion of a policy to protect and enhance green infrastructure has a positive impact on the sustainability of Rye.			

E3 Heritage	Proposed New Policy		No Policy	
	Score	Justification	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a	
2) Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a	
3) Reduce crime and fear of crime	n/a		n/a	
4) Reduce deprivation and social exclusion	n/a		n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a	
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	The attractiveness of Rye as a visitor destination is very dependent on its built heritage, and the proposed policy seeks to protect its character	-	Without such a policy there may be inappropriate new development which reduces the attractiveness of Rye to visitors.
7) Improve accessibility to services and facilities for all ages across the District	n/a		n/a	
8) Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a	
9) Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a	
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	n/a		n/a	
11) Reduce emissions of Greenhouse gases	n/a		n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a	
13) Maintain, improve and manage water resources in a sustainable way	n/a		n/a	
14) Conserve and enhance biodiversity and geodiversity	n/a		n/a	
15) Protect and enhance the high quality natural and built environment	++	The proposed policy requires that development affecting	--	Without such a policy the distinctive built heritage of Rye may be

		the historic built environment of Rye will be designed with regard to the characteristics set out in the Rye Conservation Area Appraisal.		damaged by inappropriate new development.
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a	
Potential Mitigation	No negative impacts to mitigate		None	
Cumulative and Synergistic Effects	None		None	
SA Conclusion	The proposed inclusion of a policy to protect the historic built environment of Rye has a positive impact on the sustainability of Rye.			

E4 Renewable and Low Carbon Energy	Proposed New Policy		No Policy	
	Score	Justification	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a	
2) Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a	
3) Reduce crime and fear of crime	n/a		n/a	
4) Reduce deprivation and social exclusion	n/a		n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a	
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a	
7) Improve accessibility to services and facilities for all ages across the District	n/a		n/a	
8) Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a	
9) Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a	
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	n/a		n/a	
11) Reduce emissions of Greenhouse gases	++	The proposed policy requires developers to submit an 'energy statement' proportionate to the scale of development which explains how the proposal promotes the use of renewable and low carbon energy. It also suggests measures that this statement could include.	--	Without such a policy, opportunities could be missed to incorporate measures into new development that would help to reduce emissions of greenhouse gases.
12) Minimise the risk of flooding and resulting detriment to people and	n/a		n/a	

property				
13) Maintain, improve and manage water resources in a sustainable way	n/a		n/a	
14) Conserve and enhance biodiversity and geodiversity	n/a		n/a	
15) Protect and enhance the high quality natural and built environment	-	Some of the measures, such as solar panels, may not be appropriate in a historic setting.	n/a	
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a	
Potential Mitigation	Criteria ii relating to solar panels has been amended to include the proviso "where this is appropriate to the character of the building and the area" to mitigate the potential negative impact on the built environment.		None	
Cumulative and Synergistic Effects	District heating / community renewable energy schemes will need to be considered strategically as they are likely to serve more than one development.		None	
SA Conclusion	Overall the proposed inclusion of a policy to support renewable and low carbon energy has a positive impact on the sustainability of Rye.			

Site Assessment Tables

n.b. Distances to facilities are measured and recorded consistently using straight line distance from the nearest edge of the site to the nearest facility. There is a general assumption that most people will be prepared to walk for 5 minutes (approx. 500m) but are more likely to use other means of transport for longer journeys¹.

No SHLAA Ref: Lower School Site, Udimore Road	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	Site has capacity for 50 dwellings with a proportion being affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Site within 500m of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	+	Site within 500m of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	Site within 500m of employment opportunities
7) Improve accessibility to services and facilities for all ages across the District	+	Site within 500m of town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Site within 500m of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	+	Part previously developed site within Development Boundary
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Site within 500m of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	-	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding. <u>Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk</u>

¹ <http://humantransit.org/2011/04/basics-walking-distance-to-transit.html>

		and applies the exception test.
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	?	Partially greenfield site so may be some impact on biodiversity
15) Protect and enhance the high quality natural and built environment	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a	
Potential Mitigation	Flood mitigation strategy necessary as set out in the Rye Neighbourhood Plan Flood Risk Assessment Sequential and Exception Flood Risk Tests support paper.	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Sustainable site in highly accessible location on partly previously developed land within the Development Boundary, but with flood mitigation necessary together with potential biodiversity impacts.	

No SHLAA Ref: Gibbet Marsh Car Park, Udimore Road	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	?	Site unlikely to deliver any housing
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Site within 500m of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	?	Site within 1km of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	Site within 500m of employment opportunities
7) Improve accessibility to services and facilities for all ages across the District	++	Site capable of providing retail facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Site within 500m of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	?	Part previously developed site adjacent to Development Boundary
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Site within 500m of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	-	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding. <u>Retail considered less vulnerable use than residential. Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk and applies the exception test.</u>
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	?	Partially greenfield site so may be some impact on biodiversity

15) Protect and enhance the high quality natural and built environment	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a	
Potential Mitigation		Flood mitigation strategy necessary as set out in the Rye Neighbourhood Plan Flood Risk Assessment- Sequential and Exception Flood Risk Tests support paper
Cumulative and Synergistic Effects		Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.
SA Conclusion		Sustainable site in highly accessible location on partly previously developed land within the Development Boundary, but with flood mitigation necessary together with potential biodiversity impacts.

No SHLAA Ref: Land to the west of Station Approach	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	+	Site has capacity for under 10 dwellings, none affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Site within 500m of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	+	Site within 500m of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	Site within 500m of employment opportunities
7) Improve accessibility to services and facilities for all ages across the District	+	Site within 500m of town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Site within 500m of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	++	Previously developed site within the Development Boundary
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Site within 500m of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	+	Flood Zone 2 Medium probability – land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of flooding. Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk and applies the exception test.
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	+	Previously developed site that is unlikely to have any biodiversity interest
15) Protect and enhance the high quality natural and	?	Within an Archaeological Notification Area

built environment		
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a	
Potential Mitigation	May require archaeological investigation and flood mitigation as recommended in the Rye Neighbourhood Plan - Sequential and Exception Flood Risk Tests support paper.	
Cumulative and Synergistic Effects	None	
SA Conclusion	Very sustainable site in highly accessible location on previously developed land within the Development Boundary.	

RY3: Rock Channel Site A	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	Site has capacity for 35 dwellings with a proportion being affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	?	Site within 1km of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	?	Site within 1km of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	?	Site within 500m of employment opportunities but also involves loss of current employment use.
7) Improve accessibility to services and facilities for all ages across the District	+	Site within 500m of town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Site within 500m of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	++	Previously developed site within the Development Boundary
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Site within 500m of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	-	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding. <u>Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk and applies the exception test.</u>
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	+	Previously developed site that is unlikely to have any biodiversity interest
15) Protect and enhance the high quality natural and built environment	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area

16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a	
Potential Mitigation	Flood mitigation strategy necessary as set out in the Rye Neighbourhood Plan Flood Risk Assessment Sequential and Exception Flood Risk Tests support paper.	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Sustainable site in accessible location on previously developed land within the Development Boundary, but with flood mitigation necessary.	

RY7: Former Council Depot, Cyprus Road	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	+	Site has capacity for 7 dwellings, none affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Site within 500m of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	+	Site within 500m of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	?	Site within 500m of employment opportunities but would result in loss of current employment use.
7) Improve accessibility to services and facilities for all ages across the District	+	Site within 500m of town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Site within 500m of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	++	Previously developed site within the Development Boundary
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Site within 500m of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	+	Flood Zone 2 Medium probability – land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of flooding. Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk and applies the exception test.
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	+	Previously developed site that is unlikely to have any biodiversity interest
15) Protect and enhance the high quality natural and	?	Within an Archaeological Notification Area

built environment		
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a	
Potential Mitigation	May require archaeological investigation and flood mitigation as recommended in the Rye Neighbourhood Plan - Sequential and Exception Flood Risk Tests support paper.	
Cumulative and Synergistic Effects	None	
SA Conclusion	Very sustainable site in highly accessible location on previously developed land within the Development Boundary.	

RY12: Land North Gateborough Farm	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	Site has capacity for over 10 dwellings with a proportion being affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Site within 500m of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	+	Site within 500m of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	Site within 500m of employment opportunities
7) Improve accessibility to services and facilities for all ages across the District	+	Site within 500m of town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Site within 500m of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	--	Greenfield site outside the Development Boundary and in the AONB
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Site within 500m of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	-	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	-	Greenfield site that is likely to have some biodiversity interest
15) Protect and enhance the high quality natural and built environment	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area
16) Reduce waste generation	n/a	

and disposal, and achieve the sustainable management of waste		
Potential Mitigation	Flood mitigation strategy necessary.	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Unsustainable site which is accessible but Greenfield and outside Development Boundary and within the AONB and with flood mitigation necessary.	

RY17 Land west of Oast House Drive	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	Site has capacity for over 10 dwellings with a proportion being affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	?	Site within 1km of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	-	Site further than 1km from Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	?	Site within 1km of employment opportunities
7) Improve accessibility to services and facilities for all ages across the District	-	Site further than 1km from town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Site within 500m of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	-	Greenfield site outside the Development Boundary
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	-	Site more than 1km from Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	++	Flood Zone 1 Low probability – land assessed as having a less than 1 in 1,000 annual probability of flooding
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	-	Greenfield site that is likely to have some biodiversity interest
15) Protect and enhance the high quality natural and built environment	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area
16) Reduce waste generation	n/a	

and disposal, and achieve the sustainable management of waste		
Potential Mitigation	None	
Cumulative and Synergistic Effects	None	
SA Conclusion	Unsustainable site that is relatively remote from facilities, Greenfield and outside the Development Boundary.	

RY18: Former Tilling Green School	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	+	Site has capacity for 10 dwellings, none affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Site within 500m of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	?	Site within 1km of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	Site within 500m of employment opportunities
7) Improve accessibility to services and facilities for all ages across the District	+	Site within 500m of town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Site within 500m of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	+	Part previously developed site inside the Development Boundary
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Site within 500m of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	-	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding. Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk and applies the exception test.
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	?	Partially greenfield site so may be some impact on biodiversity
15) Protect and enhance the high quality natural and	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area

built environment		
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a	
Potential Mitigation	Flood mitigation strategy necessary as set out in the Rye Neighbourhood Plan Flood Risk Assessment Sequential and Exception Flood Risk Tests support paper.	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Sustainable site in highly accessible location on partly previously developed land within the Development Boundary, but with flood mitigation necessary together with potential biodiversity impacts.	

RY19a <u>and part of 19b</u>: Former Freda Gardham School	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	Site has capacity for 35 dwellings with a proportion being affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	?	Site within 1km of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	?	Site within 1km of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	Site within 500m of employment opportunities
7) Improve accessibility to services and facilities for all ages across the District	+	Site within 500m of town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Site within 500m of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	?	Part previously developed site partly within the Development Boundary.
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	?	Site within 1km of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	-	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding. Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk and applies the exception test.
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	?	Partially greenfield site so may be some impact on biodiversity.
15) Protect and enhance the	+	Not within or in the setting of a designated heritage

high quality natural and built environment		asset or within an Archaeological Notification Area
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a	
Potential Mitigation	Flood mitigation strategy necessary as set out in the Rye Neighbourhood Plan Flood Risk Assessment Sequential and Exception Flood Risk Tests support paper.	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Sustainable site in highly accessible location on partly previously developed land within the Development Boundary, but with flood mitigation necessary together with potential biodiversity impacts.	

RY21: Land rear of Love Lane	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	Site has capacity for over 10 dwellings with a proportion being affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	?	Site within 1km of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	+	Site within 500m of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	Site within 500m of employment opportunities
7) Improve accessibility to services and facilities for all ages across the District	+	Site within 500m of town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Site within 500m of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	-	Greenfield site outside the Development Boundary
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Site within 500m of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	++	Flood Zone 1 Low probability – land assessed as having a less than 1 in 1,000 annual probability of flooding
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	-	Greenfield site that is likely to have some biodiversity interest
15) Protect and enhance the high quality natural and built environment	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area
16) Reduce waste generation	n/a	

and disposal, and achieve the sustainable management of waste		
Potential Mitigation	None	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Less sustainable site which is accessible but Greenfield and outside Development Boundary.	

RY22: Land east of Tilling Green Estate	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	Site has capacity for over 10 dwellings with a proportion being affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Site within 500m of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	+	Site within 500m of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	Site within 500m of employment opportunities
7) Improve accessibility to services and facilities for all ages across the District	+	Site within 500m of town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Site within 500m of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	--	Greenfield site outside the Development Boundary and in the AONB
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Site within 500m of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	--	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding and 3b land where water has to flow or be stored in times of flood
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	-	Greenfield site that is likely to have some biodiversity interest
15) Protect and enhance the high quality natural and built environment	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area
16) Reduce waste generation	n/a	

and disposal, and achieve the sustainable management of waste		
Potential Mitigation	Flood mitigation necessary	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Unsustainable site which is accessible but Greenfield and outside Development Boundary and within AONB with flood mitigation necessary.	

RY23: Land south of Rock Channel	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	Site has capacity for over 10 dwellings with a proportion being affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	?	Site within 1km of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	?	Site within 1km of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	Site within 500m of employment opportunities
7) Improve accessibility to services and facilities for all ages across the District	+	Site within 500m of town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Site within 500m of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	--	Greenfield site outside the Development Boundary and within the Strategic Gap
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	?	Site within 1km of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	-	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	-	Greenfield site that is likely to have some biodiversity interest
15) Protect and enhance the high quality natural and built environment	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area
16) Reduce waste generation	n/a	

and disposal, and achieve the sustainable management of waste		
Potential Mitigation	Flood mitigation necessary	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Unsustainable site in reasonably accessible location but Greenfield in the Strategic Gap and flood mitigation necessary.	

RY26: Land at Glencose Farm, West Undercliff	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	Site has capacity for over 10 dwellings with a proportion being affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Site within 500m of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	?	Site within 1km of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	Site within 500m of employment opportunities
7) Improve accessibility to services and facilities for all ages across the District	+	Site within 500m of town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Site within 500m of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	-	Greenfield site outside Development Boundary
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	?	Site within 1km of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	-	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	-	Greenfield site that is likely to have some biodiversity interest
15) Protect and enhance the high quality natural and built environment	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area
16) Reduce waste generation	n/a	

and disposal, and achieve the sustainable management of waste		
Potential Mitigation	Flood mitigation necessary	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Less sustainable site which is accessible but Greenfield and outside Development Boundary with flood mitigation necessary.	

RY27: Land adjacent 136 New Winchelsea Road	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	+	Site has capacity for under 10 dwellings with none being affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	-	Site more than 1km from Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	-	Site more than 1km from Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	?	Site within 1km of employment opportunities
7) Improve accessibility to services and facilities for all ages across the District	-	Site more than 1km from town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	?	Site within 1km of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	-	Greenfield site outside of Development Boundary
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Site within 500m of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	-	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	-	Greenfield site that is likely to have some biodiversity interest
15) Protect and enhance the high quality natural and built environment	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area
16) Reduce waste generation	n/a	

and disposal, and achieve the sustainable management of waste		
Potential Mitigation	Flood mitigation necessary.	
Cumulative and Synergistic Effects	None	
SA Conclusion	Unsustainable site that is relatively remote from facilities, Greenfield and outside the Development Boundary and flood mitigation necessary.	

RY36: Winchelsea Road East	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	+	Site has capacity for 10 dwellings with none being affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Site within 500m of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	?	Site within 1km of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	Site within 500m of employment opportunities
7) Improve accessibility to services and facilities for all ages across the District	+	Site within 500m of town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Site within 500m of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	++	Previously developed site within Development Boundary
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Site within 500m of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	-	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding. Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk and applies the exception test.
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	+	Previously developed site that is unlikely to have biodiversity interest
15) Protect and enhance the high quality natural and	?	Within an Archaeological Notification Area

built environment		
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a	
Potential Mitigation	Flood mitigation strategy necessary as set out in the Rye Neighbourhood Plan Flood Risk Assessment Sequential and Exception Flood Risk Tests support paper.	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Sustainable site in accessible location on previously developed land within the Development Boundary, but with flood mitigation necessary.	

RY38: Land South of Thomas Peacock School	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	Site has capacity for over 10 dwellings with a proportion being affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Site within 500m of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	+	Site within 500m of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	Site within 500m of employment opportunities
7) Improve accessibility to services and facilities for all ages across the District	+	Site within 500m of town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	--	Development of site would result in loss of leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	-	Greenfield site outside of Development Boundary
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Site within 500m of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	-	Flood Zone 3 High probability – land assessed as having a 1 in 100 or greater annual probability of flooding
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	-	Greenfield site that is likely to have some biodiversity interest
15) Protect and enhance the high quality natural and built environment	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area
16) Reduce waste generation	n/a	

and disposal, and achieve the sustainable management of waste		
Potential Mitigation	Flood mitigation necessary	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Less sustainable site which is accessible but Greenfield and outside Development Boundary with flood mitigation necessary.	

RY39: Land south west of Rye	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	Site has capacity for over 10 dwellings with a proportion being affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	?	Site within 1km of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	?	Site within 1km of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	Site within 500m of employment opportunities
7) Improve accessibility to services and facilities for all ages across the District	+	Site within 500m of town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Site within 500m of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	--	Greenfield site outside of Development Boundary and in the AONB
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	?	Site within 1km of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	-	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	--	Site within a Site of Nature Conservation Interest
15) Protect and enhance the high quality natural and built environment	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area
16) Reduce waste generation	n/a	

and disposal, and achieve the sustainable management of waste		
Potential Mitigation	Flood mitigation necessary	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Unsustainable site which is accessible but Greenfield and outside Development Boundary, within a Site of Nature Conservation Interest and AONB and with flood mitigation necessary.	

RY42: Land north of Thomas Peacock School	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	+	Site has capacity for under 10 dwellings with none being affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Site within 500m of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	+	Site within 500m of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	Site within 500m of employment opportunities
7) Improve accessibility to services and facilities for all ages across the District	+	Site within 500m of town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	--	Development of site would result in loss of leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	-	Greenfield site outside of the Development Boundary
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Site within 500m of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	?	Flood Zone 2 Medium probability – land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of flooding and 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	-	Greenfield site that is likely to have some biodiversity interest
15) Protect and enhance the	+	Not within or in the setting of a designated heritage

high quality natural and built environment		asset or within an Archaeological Notification Area
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a	
Potential Mitigation	Flood mitigation might be necessary	
Cumulative and Synergistic Effects	None	
SA Conclusion	Less sustainable site which is accessible but Greenfield and outside Development Boundary and flood mitigation might be necessary.	

RY53: Winchelsea Road West	Score	Justification
1) Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	Site has capacity for 20 dwellings with a proportion being affordable
2) Improve the health and wellbeing of the population and reduce inequalities in health	+	Site within 500m of Ferry Road Surgery
3) Reduce crime and fear of crime	n/a	
4) Reduce deprivation and social exclusion	n/a	
5) Raise educational achievement levels and develop the opportunities for lifelong learning	?	Site within 1km of Education Quarter
6) Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	?+	Site within 500m of employment opportunities <u>but would also result in loss of existing employment.</u>
7) Improve accessibility to services and facilities for all ages across the District	+	Site within 500m of town centre services and facilities
8) Encourage and facilitate increased engagement in cultural and leisure activities	+	Site within 500m of cultural or leisure facilities
9) Improve efficiency in land use and encourage the prudent use of natural resources	++	Previously developed site within the Development Boundary
10) Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Site within 500m of Rye Train Station
11) Reduce emissions of Greenhouse gases	n/a	
12) Minimise the risk of flooding and resulting detriment to people and property	-	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding. <u>Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk and applies the exception test.</u>
13) Maintain, improve and manage water resources in a sustainable way	n/a	
14) Conserve and enhance biodiversity and geodiversity	+	Previously developed site that is unlikely to have any biodiversity interest
15) Protect and enhance the high quality natural and	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area

built environment		
16) Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a	
Potential Mitigation	Flood mitigation strategy necessary as set out in the Rye Neighbourhood Plan Flood Risk Assessment Sequential and Exception Flood Risk Tests support paper.	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Sustainable site in accessible location on previously developed land within the Development Boundary, but with flood mitigation necessary.	

Insert SHLAA Map of Rye and Site Plans of Lower School Site, Gibbett Marsh and Station Approach