



Neighborhood Development Plan

— Salehurst & Robertsbridge —

SALEHURST AND ROBERTSBRIDGE NEIGHBOURHOOD DEVELOPMENT PLAN 2016-2028

Amended as consequence of the Independent Examiner's Report
April 2018

2.2 Objectives

- 2.2.1 The Vision is an important statement of what Salehurst and Robertsbridge will aspire to overall but more specific objectives are needed to deliver this and to guide the formulation of the policies being proposed.

The objectives cover a range of economic, social and environmental issues that form guidance for the sustainability performance of the Plan.

The following objectives under the themes listed below are therefore proposed for the plan:

1. Economy

- a) To sustain a thriving village centre with mixed use shopping and service provision offering a range of goods and services to the local community and visitors.
- b) To retain the local retail and service provision.
- c) To foster a sustainable community that promotes employment creation, across commercial, retail and industrial sites.

2. Education

- a) To improve and extend the local educational facilities in line with future housing developments.
- b) To seek adequate education provision for children of the village of all ages.
- c) To promote informal or social educational facilities for younger people.

3. Environment

- a) To protect and enhance local open spaces and access to the countryside.
- b) To plan for climate change and work in harmony with the environment to conserve natural resources.
- c) To encourage development which meets current energy efficiency standards and where possible higher standards to achieve low carbon status and/or renewable energy generation.

4. Housing

- a) To plan and deliver a range of housing mix, sizes and types that is integrated into the community which reflects both current and future housing needs of the village.
- b) To protect, maintain and enhance the nationally and locally important heritage assets and historic character; by guiding development that is sympathetic with the surroundings.
- c) To promote principles of good design and high quality that encourages local context and rural locality.

- 3.1.6 Salehurst and Robertsbridge Parish lies in a highly attractive location and could be a centre for tourism, not only for visiting the outstanding natural beauty, but also for visiting places of historic interest in and around the Parish itself. It is also extremely important that a balance is kept so that tourism development does not have an adverse effect on local beauty and tranquillity. Policy EC5 will need to be read alongside the policy for Holiday Sites contained in the RDC DaSA Local Plan.

Policy EC6: The reuse, conversion and extension of rural buildings

Outside the Development Boundary (see Policy HO1), the following will be permitted so far as re-use, extension or conversion is concerned:

- a) change of use of a rural building to business, tourist or equestrian related uses,
- b) a proportionate and well-designed extension of an existing building in current business or tourist use
- c) change of use, conversion or extension of historic buildings to provide economic use will be supported where this will contribute to achieving the optimum viable use of the building and the design has sought to conserve the building's significance

Provided that:

1. the building to be converted or re-used is of a construction that is suitable for such development;
2. it has an acceptable impact upon the rural High Weald AONB landscape.

Conformity list of references:

- NPPF: Supporting a prosperous rural economy: Para 28
- RDC: Ch 16 Economy (especially Policy EC4) and Ch 12 Rural Areas (Policies RA1-4), Policies CO1 and CO3
- SRNDP objective: To retain the local retail and service provision.

Key Evidence base reference: Business owner survey, Place Check, Parish analysis study

- 3.1.7 Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. The Plan supports rural businesses while retaining the rural character of the parish.