



BRECHLEY AND MATFIELD PARISH NEIGHBOURHOOD DEVELOPMENT PLAN SUSTAINABILITY APPRAISAL OCTOBER 2021

*Prepared in accordance with the Localism Act 2011 and
Neighbourhood Planning (General) Regulations 2012-2017*



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Chapter 1 - Introduction

Economic, Social and Environmental Sustainability have been central considerations throughout the preparation of this Neighbourhood Plan, as required by Government policy. This Sustainability Appraisal provides a check that this focus has been carried through to the policies that have been developed during the planning process.

Section 2 of the Neighbourhood Plan describes the context and starting point for the Neighbourhood Plan, providing a baseline from which the Neighbourhood Plan policies and proposals will move forward.

The allocation of sites for Brenchley and Matfield has been done by Tunbridge Wells Borough Council through their Local Plan process.

Chapter 2 - Sustainability Objectives

The starting point for the framework for this assessment was the 19-point set of sustainability issues and objectives used by Tunbridge Wells Borough Council (TWBC) in the preparation of the Tunbridge Wells Local Plan. This helps ensure that this Neighbourhood Plan follows good practice and conforms to the framework set by our planning authority. However, the roles and scale of operations of boroughs and parishes are different so the nineteen TWBC objectives were consolidated for the Neighbourhood Plan into thirteen objectives. These are grouped below under the three Sustainability headings of Economic, Environmental and Social Sustainability, which seems more helpful than an alphabetical list. The table below shows the objectives used for this Sustainability Appraisal and how they relate to the framework of objectives used by TWBC.

Economic Sustainability

Neighbourhood Plan Sustainability Issue	Equivalent TWBC Issues
1. Business Growth and Employment	Business; Employment

Environmental Sustainability

Neighbourhood Plan Sustainability Issue	Equivalent TWBC Issues
2. Air noise and light pollution	Air; Noise
3. Biodiversity	Biodiversity
4. Climate Change	Climate Change
5. Heritage and Landscape	Heritage; Landscape
6. Land Use	Land use
7. Resources and Waste	Resources; Waste
8. Travel	Travel
9. Water	Water

Social Sustainability

Neighbourhood Plan Sustainability Issue	Equivalent TWBC Issues
10. Deprivation and Equality	Deprivation; Equality
11. Health, Social Care and Education	Education; Health
12. Housing	Housing
13. Services and Facilities	Services & Facilities

Chapter 3 - Criteria for Assessing Sustainability

Criteria for assessing the sustainability of policies against the 13-point framework were developed by reviewing the decision-aiding questions in Annex 2 to the TWBC Sustainability Appraisal along with several other Sustainability Appraisals available on-line.

Economic Sustainability

Sustainability Objective	Criteria: does the policy...
1. Business Growth and Employment: to encourage business growth, competitiveness and support employment.	<ul style="list-style-type: none"> a. support improvements to business infrastructure, notably mobile services and broadband? b. support the increase in new ways of working and small business? c. encourage retention of sustainable businesses? d. meet the needs of the rural economy, especially agriculture? e. provide housing for key workers? f. promote an environment conducive to small-scale tourism?

Environmental Sustainability

Sustainability Objective	Criteria: does the policy...
2. Air noise and light pollution: to reduce air, noise and light pollution.	<ul style="list-style-type: none"> a. cut the reliance on oil/LPG in heating for new developments? b. encourage less use of motor transport? c. promote the use of electric charging points? d. discourage HGVs?

Sustainability Objective	Criteria: does the policy...
	<ul style="list-style-type: none"> e. preserve the quiet nature of the parish? f. ensure light pollution is minimised to retain dark skies? g. promote the retention and planting of trees for carbon absorption?
3. Biodiversity: to protect and enhance biodiversity and the natural environment.	<ul style="list-style-type: none"> a. protect the natural landscape? b. promote the use of native species? c. protect and promote wildlife corridors? d. respect the High Weald Area of Outstanding Natural Beauty (AONB)?
4. Climate Change; to reduce carbon footprint and adapt to predicted changes.	<ul style="list-style-type: none"> a. promote best practice in building design to minimise energy needs and encourage energy efficiency? b. promote renewable energy? c. promote a lower carbon economy?
5. Heritage and Landscape: to protect and enhance cultural heritage assets, the landscape and townscape of the parish.	<ul style="list-style-type: none"> a. protect natural and built heritage assets and their setting? b. respect the AONB? c. utilise designs and materials that reflect the local context? d. protect and enhance the landscape and townscape character and quality of the High Weald AONB and neighbouring areas? e. protect and enhance ancient woodland and provide opportunities for management of new and existing woodland?
6. Land Use: to protect soils and reuse previously developed land and buildings.	<ul style="list-style-type: none"> a. encourage use of brownfield sites in preference to greenfield? b. prioritise any development on greenfield sites on areas with lower agricultural potential and lower biodiversity value? c. make efficient use of land to minimise encroachment on greenfield areas?
7. Resources and Waste: to reduce pressure on resources through design that utilises	<ul style="list-style-type: none"> a. discourage unsustainable demolition and rebuild projects?

Sustainability Objective	Criteria: does the policy...
sustainable local materials and reduces waste.	<ul style="list-style-type: none"> b. improve the use of responsibly-sourced and low environment impact materials, such as traditional weatherboarding? c. help reduce construction waste? d. Ed\ter land contamination?
8. Travel: to improve travel choice and reduce the need to travel by private vehicle.	<ul style="list-style-type: none"> a. encourage walking and cycling? b. improve opportunities for children to walk or cycle to school? c. promote bus services? d. focus development within walking distance of local services? e. limit the impact of increased traffic on road safety and parking?
9. Water: to manage flood risk, conserve, protect and enhance water resources.	<ul style="list-style-type: none"> a. ensure that any flood risk is minimised? b. promote economy in water-use and encourage its recycling? c. prevent activities that would potentially pollute water sources?

Social Sustainability

Sustainability Objective	Criteria: does the policy...?
10. Deprivation and Equality: to reduce poverty, increase social mobility and inclusion.	<ul style="list-style-type: none"> a. meet affordable and accessible housing needs? b. safeguard and support employment opportunities? c. avoid provision of affordable housing remote from services? d. encourage community activities that involve more isolated groups, including the disabled and elderly?
11. Health, Social Care and Education: to improve health, education services and encourage exercise and sports.	<ul style="list-style-type: none"> a. encourage walking and cycling? b. promote safer roads? c. protect and conserve green spaces and open spaces? d. encourage exercise and sports? e. promote design of developments to discourage crime and anti-social behaviour, and reduce the fear of them?

	f. enhance education and skills opportunities and standards?
12. Housing: to provide sufficient housing to meet identified needs.	<ul style="list-style-type: none"> a. meet housing needs, especially for affordable and accessible housing, starter homes and down-sizing? b. respect the AONB in the location, scale and design of development? c. ensure infrastructure is adequate to meet the needs of increased development?
13. Services and Facilities: to improve the access and range of key services and facilities.	<ul style="list-style-type: none"> a. help ensure retention and improvement of key social services? b. support superfast broadband and reliable mobile connectivity for all? c. encourage the retention of local retail and leisure businesses?

Chapter 4 - Sustainability Assessment

Each policy in the Neighbourhood Plan has been assessed against the 19-point framework of TWBC. The text of the Neighbourhood Plan provides the detailed policy statements and supporting text for each policy. The assessment follows the framework of six Strategic Objectives for the Neighbourhood Plan, namely: Housing; Design; Business and Employment; Landscape and Environment, Access and Movement; and Community, Leisure and Recreation.

The scoring system used for this Sustainability Appraisal is similar to that used by TWBC for the Local Plan, but uses numerals of +3 to -3 rather than +++ to ---:

Very Positive	3
Positive	2
Slightly Positive	1
Neutral	0
Slightly Negative	-1
Negative	-2
Very Negative	-3
Unknown or Mixed	?

Housing

H1 Scale of Development

H2 Location of Housing Development

H3 Density of Housing

H4 Housing Mix

H5 Housing for Older Residents and People with Disabilities

H6 Affordable Housing

H7 Rural Exception Sites

H8 Housing for Rural Workers

H9 Residential extensions, alterations, outbuildings and annexes in the Parish and Replacement Buildings outside the LBD

H10 Developer Contributions

H11 Site -specific policies and development contributions for the Matfield Village Hall Site

H12 Good practice in construction

Sustainability Objective	H1	H2	H3	H4	H5	H6	H7	H8	H9	H10	H11	H12
1. Business Growth and Employment	0	0	0	1	0	2	2	3	0	0	0	0
2 Air, Noise and Light Pollution	0	0	0	0	0	0	0	0	0	0	0	2
3 Biodiversity	2	0	0	0	0	0	0	0	0	0	2	1
4 Climate Change	0	2	0	0	0	0	0	0	1	0	2	1
5 Heritage and Landscape	2	3	3	0	0	0	0	0	2	1	2	0
6 Land Use	0	0	0	0	0	0	0	0	0	0	0	0
7 Resources and Waste	0	2	0	0	0	0	0	0	1	0	0	1
8 Travel	0	2	0	0	0	0	0	0	0	2	2	0
9 Water	0	0	0	0	0	0	0	0	0	0	0	0
10 Deprivation and Equality	0	0	0	2	0	3	3	0	0	1	2	0

Sustainability Objective	H1	H2	H3	H4	H5	H6	H7	H8	H9	H10	H11	H12
11 Health, Social Care and Education	0	0	0	0	3	1	1	0	0	2	2	1
12 Housing	3	2	2	3	3	3	3	3	2	0	2	0
13 Services and Facilities	1	2	0	0	2	0	0	0	0	2	2	0

Analysis of scores

(using the scoring system on page 7)

Policy	3	2	1	0	-1	-2	-3	?
H1	1	2	1	9	0	0	0	0
H2	1	5	0	7	0	0	0	0
H3	1	1	0	11	0	0	0	0
H4	1	1	1	10	0	0	0	0
H5	2	1	0	10	0	0	0	0
H6	2	1	1	9	0	0	0	0
H7	2	1	1	9	0	0	0	0
H8	2	0	0	11	0	0	0	0
H9	0	2	2	9	0	0	0	0
H10	0	3	2	8	0	0	0	0
H11	0	8	0	5	0	0	0	0
H12	0	1	4	8	0	0	0	0
Total	12	26	12	106	0	0	0	0

Design

D1 High Weald AONB and Design Standards

D2 Local Architectural Style.

D3 Agricultural and Rural Buildings

D4 Accessibility and Flexibility

D5 Providing an Inclusive, Safe and Secure Environment

D6 Climate Change, Environmental Sustainability and Resilience

D7 Flood Risk Management

D8 Surface Water Management

D9 Utility Infrastructure

Sustainability Objective	D1	D2	D3	D4	D5	D6	D7	D8	D9
1 Business Growth and Employment	0	1	1	0	0	0	0	0	2
2 Air, Noise and Light Pollution	1	1	0	0	0	2	0	0	0
3 Biodiversity	2	0	0	0	0	0	1	1	0
4 Climate Change	1	0	0	0	0	3	2	0	1
5 Heritage and Landscape	3	3	3	0	0	3	1	1	0
6 Land Use	0	0	1	0	0	1	2	1	0
7 Resources and Waste	1	2	1	0	0	3	0	0	1
8 Travel	0	0	0	0	0	0	0	0	0
9 Water	0	0	0	0	0	3	3	3	2
10 Deprivation and Equality	0	0	0	3	2	0	0	0	0
11 Health, Social Care and Education	0	0	0	3	2	1	0	0	1
12 Housing	2	2	1	3	3	2	1	1	3
13 Services & Facilities	0	0	0	2	0	0	0	0	2

Analysis of scores

(using the scoring system on page 7)

Policy	3	2	1	0	-1	-2	-3	?
D1	1	2	3	7	0	0	0	0
D2	1	2	2	8	0	0	0	0
D3	1	0	4	8	0	0	0	0
D4	3	1	0	9	0	0	0	0
D5	1	2	0	10	0	0	0	0
D6	4	2	2	5	0	0	0	0
D7	1	2	3	7	0	0	0	0
D8	1	0	4	8	0	0	0	0
D9	1	3	3	6	0	0	0	0
Total	14	14	21	68	0	0	0	0

Business and Employment

BE1 Retention of agricultural buildings and commercial sites for redevelopment for residential use

BE2 Supporting additional employment and new ways of working

BE3 Infrastructure for Business

BE4 Agricultural Diversification

BE5 Small-Scale Tourism

BE6 Energy efficiency in non-residential buildings

BE7 Renewable energy generation

Sustainability Objective	BE1	BE2	BE3	BE4	BE5	BE6	BE7
1 Business Growth and Employment	3	3	3	3	3	0	2
2 Air, Noise and Light Pollution	0	0	0	0	0	1	2
3 Biodiversity	0	0	0	0	0	0	1
4 Climate Change	0	0	0	0	0	3	3
5 Heritage and Landscape	1	0	0	2	2	0	2
6 Land Use	2	0	0	2	0	0	0
7 Resources and Waste	1	0	1	1	0	3	3
8 Travel	0	2	2	2	0	0	0
9 Water	0	0	0	0	0	0	0
10 Deprivation and Equality	0	0	0	0	0	0	0
11 Health, Social Care and Education	0	0	0	0	0	1	0
12 Housing	0	0	0	0	0	0	0
13 Services & Facilities	0	0	3	1	0	0	0

Analysis of scores

(using the scoring system on page 7)

Policy	3	2	1	0	-1	-2	-3	?
BE1	1	1	2	9	0	0	0	0
BE2	1	1	0	11	0	0	0	0
BE3	2	1	1	9	0	0	0	0
BE4	1	3	2	7	0	0	0	0
BE5	1	1	0	11	0	0	0	0
BE6	2	0	2	9	0	0	0	0
BE7	2	3	1	7	0	0	0	0
Total	10	10	8	63	0	0	0	0

Landscape and Environment

LE1 Conserving and Enhancing the AONB

LE2 Development outside the AONB

LE3 Historic Landscapes and Heritage Assets

LE4 Valued Views

LE5 Local Green Spaces

LE6 Biodiversity

LE7 Trees and Hedges

LE8 Dark Skies

LE9 Advertising

Sustainability Objective	LE1	LE2	LE3	LE4	LE5	LE6	LE7	LE8	LE9
1 Business Growth and Employment	1	1	1	0	0	0	0	0	0
2 Air, Noise and Light Pollution	0	0	0	0	0	1	2	3	1
3 Biodiversity	2	2	2	1	2	3	3	2	1
4 Climate Change	2	2	0	0	1	2	3	1	0
5 Heritage and Landscape	3	3	3	3	3	3	3	3	3
6 Land Use	3	3	2	0	1	2	1	0	0
7 Resources and Waste	0	0	0	0	0	0	0	1	0
8 Travel	0	0	0	0	0	0	0	0	0
9 Water	0	0	0	0	0	0	0	0	0
10 Deprivation and Equality	0	0	0	0	0	0	0	0	0
11 Health, Social Care and Education	0	0	0	1	2	0	1	1	0
12 Housing	0	0	0	0	0	0	0	0	0
13 Services & Facilities	0	0	0	0	0	0	0	0	0

Analysis of scores

(using the scoring system on page 7)

Policy	3	2	1	0	-1	-2	-3	?
LE1	2	2	1	8	0	0	0	0
LE2	2	2	1	8	0	0	0	0
LE3	1	2	1	9	0	0	0	0
LE4	1	0	2	10	0	0	0	0
LE5	1	2	2	8	0	0	0	0
LE6	2	2	1	8	0	0	0	0
LE7	3	1	2	7	0	0	0	0
LE8	2	1	3	7	0	0	0	0
LE9	1	0	2	10	0	0	0	0
Total	15	12	15	75	0	0	0	0

Access and Movement

AM1 Sustainable and Active Travel

AM2 Non-motorised route between Brenchley and Matfield

AM3 Enhancing the local highway network

AM4 Parking

Sustainability Objective	AM1	AM2	AM3	AM4
1 Business Growth and Employment	0	0	0	0
2 Air, Noise and Light Pollution	2	2	2	0
3 Biodiversity	0	0	0	0
4 Climate Change	3	3	3	1
5 Heritage and Landscape	2	0	2	2
6 Land Use	0	0	0	0
7 Resources and Waste	2	2	1	0
8 Travel	3	3	1	2
9 Water	0	0	0	0
10 Deprivation and Equality	1	1	0	0
11 Health, Social Care and Education	3	3	3	0
12 Housing	0	0	0	0
13 Services & Facilities	2	2	0	0

Analysis of scores

(using the scoring system on page 7)

Policy	3	2	1	0	-1	-2	-3	?
AM1	3	4	1	5	0	0	0	0
AM2	3	3	1	6	0	0	0	0
AM3	2	2	2	7	0	0	0	0
AM4	0	2	1	10	0	0	0	0
Total	8	11	5	28	0	0	0	0

Community, Leisure and Recreation

CLR1 Education, Health and Care Services

CLR2 Sports and Leisure

CLR3 Natural and Amenity Greenspaces, Play Areas and Playground facilities

CLR4 Facilities for young people and teenagers

CLR5 Open Spaces in the Parish

Sustainability Objective	CLR1	CLR2	CLR3	CLR4	CLR5
1 Business Growth and Employment	0	0	0	0	0
2 Air, Noise and Light Pollution	0	0	0	0	0
3 Biodiversity	0	0	0	0	0
4 Climate Change	0	0	0	0	0
5 Heritage and Landscape	0	0	1	0	3
6 Land Use	0	0	0	0	0
7 Resources and Waste	0	0	0	0	0
8 Travel	0	2	2	2	2
9 Water	0	0	0	0	0
10 Deprivation and Equality	2	2	2	2	2
11 Health, Social Care and Education	3	3	3	3	3
12 Housing	0	0	0	0	0
13 Services & Facilities	3	3	3	3	3

Analysis of scores

(using the scoring system on page 7)

Policy	3	2	1	0	-1	-2	-3	?
CLR1	2	1	0	10	0	0	0	0
CLR2	2	2	0	9	0	0	0	0
CLR3	2	2	1	8	0	0	0	0
CLR4	2	2	0	9	0	0	0	0
CLR5	3	2	0	8	0	0	0	0
Total	11	9	1	44	0	0	0	0

Chapter 6 - Policies Supporting each Sustainability Objective

Sustainability Objective	Related Policies and Scores	Comments
1 Business Growth and Employment	<p>a. H4, H6, H7, H8</p> <p>b. D2, D3, D9</p> <p>c. BE1, BE2, BE3, BE4, BE5, BE7</p> <p>d. LE1, LE2, LE3</p>	<p>a. policies cover rural workers housing and conversion of commercial buildings</p> <p>b. encouraging local sourcing and covering permitted development</p> <p>c. encouraging retention of businesses, meeting infrastructure needs and supporting new forms of business</p> <p>d. ensuring businesses respect the AONB and its setting</p>
2 Air, Noise and Light Pollution	<p>a. H12</p> <p>b. D1, D2, D6</p> <p>c. BE6, BE7</p> <p>d. LE6, LE7, LE8, LE9</p> <p>e. AM1, AM2, AM3</p>	<p>a. promoting good practice in construction</p> <p>b. protecting the characteristics of the AONB and the environment</p> <p>c. promoting better energy efficiency and renewable energy</p> <p>d. promoting reduced reliance on fossil fuels requiring more tree planting helps combat air pollution and helps with light and noise minimising light pollution</p> <p>e. More non-motorised movement reduces air pollution and noise</p>
3 Biodiversity	<p>a. H1, H11, H12</p> <p>b. D1, D7, D8</p> <p>c. BE7</p> <p>d. LE1, LE2, LE3, LE4, LE5, LE6, LE7, LE8, LE9</p>	<p>a. conserving AONB and ensuring design and location of developments protect biodiversity</p> <p>b. respecting the AONB and managing flood risks and surface water contributes to protecting diversity</p> <p>c. promoting renewable energy generation</p> <p>d. policies to ensure retaining biodiversity is central to decisions on development, such as protecting green spaces and wildlife corridors and tree planting with native species</p>
4 Climate Change	<p>a. H2, H9, H11, H12</p> <p>b. D1, D6, D7, D9</p>	<p>a. location and design of developments needs</p> <p>b. inclusion of electric charging points, promotion of alternatives to oil and LPG for heating and a</p>

Sustainability Objective	Related Policies and Scores	Comments
	<p>c. BE6, BE7</p> <p>d. LE1, LE2, LE5, LE6, LE7, LE8</p> <p>e. AM1, AM2, AM3, AM4</p>	<p>requirement for energy efficient design all encourage lower carbon development</p> <p>c. promoting energy efficiency in commercial buildings and renewable energy</p> <p>d. respecting the rural landscape, encouraging biodiversity and planting trees and hedges will help mitigate climate change</p> <p>e. limiting motorised traffic helps mitigate climate change</p>
5 Heritage and Landscape	<p>a. H1, H2, H3, H9, H10, H11</p> <p>b. D1, D2, D3, D6, D7, D8</p> <p>c. BE1, BE4, BE5, BE7</p> <p>d. LE1, LE2, LE3, LE4, LE5, LE6, LE7, LE8, LE9</p> <p>e. AM1, AM3, AM4</p> <p>f. CLR3, CLR5</p>	<p>a. new development inevitably risks impairment of the historic landscape and buildings. The Plan seeks to reconcile the potential conflict between conservation and development</p> <p>b. plan strongly supports protection of the AONB and design of developments required to respect local setting and traditions</p> <p>c. support for retention of agricultural and other rural businesses to help maintain the landscape</p> <p>d. policies will help ensure that development protects and conserves the outstanding heritage and landscape assets of the parish</p> <p>e. encouraging more non-motorised transport, mitigating the impact of increased traffic and well-planned parking will help protect the built and natural landscape</p> <p>f. green and open spaces improve the landscape</p>
6 Land Use	<p>a. D3, D6, D7, D8</p> <p>b. BE1, BE4</p> <p>c. LE1, LE2, LE3, LE5, LE6, LE7</p>	<p>a. promoting appropriate siting and design of development</p> <p>b. encouraging agriculture and other local business to make best use of land and developed sites</p> <p>c. protecting the local environment</p>
7 Resources and Waste	<p>a. H2, H9, H12</p>	<p>a. concentration of development, making best use of existing buildings and good construction practices</p>

Sustainability Objective	Related Policies and Scores	Comments
	<p>b. D1, D2, D3, D6, D9</p> <p>c. BE1, BE3, BE4, BE6, BE7</p> <p>d. LE8</p> <p>e. AM1, AM2, AM3</p>	<p>b. plan promotes environmental sustainability of design</p> <p>c. greater energy efficiency and renewable energy generation</p> <p>d. reducing energy use for external lighting</p> <p>e. encouraging more non-motorised traffic limits the use of fuel and other resources</p>
8 Travel	<p>a. H2, H10, H11</p> <p>b. BE2, BE3, BE4</p> <p>c. AM1, AM2, AM3, AM4</p> <p>d. CLR2, CLR3, CLR4, CLR5</p>	<p>a. focus on LBD makes it easier to access local services</p> <p>b. promotion of local employment reduces the need to travel for work</p> <p>c. ameliorating the impact of increases in traffic, primarily generated outside the parish, by encouraging non-motorised travel and, within the limits of a Neighbourhood Plan, promoting action to tackle speeding and other pressures from increased traffic</p> <p>d. availability of sports and leisure facilities reduces the need to travel to access them</p>
9 Water	<p>a. D6, D7, D8, D9</p>	<p>a. promoting economy in water use and recycling of water</p>
10 Deprivation and Equality	<p>a. H4, H6, H7, H10, H11</p> <p>b. D4, D5</p> <p>c. AM1, AM2</p> <p>d. CLR1, CLR2, CLR3, CLR4, CLR5</p>	<p>a. promoting affordable housing, with more smaller houses and high accessibility standards</p> <p>b. promoting designs that meet the needs of older and disabled residents</p> <p>c. facilitating non-motorised travel for those without cars</p> <p>d. promoting local sports and leisure facilities, including playgrounds and other outside leisure areas</p>
11 Health, Social Care and Education	<p>a. H5, H6, H7, H10, H11, H12</p>	<p>a. provision of housing tailored to the needs of older and disabled residents and of affordable housing will benefit health and welfare</p>

Sustainability Objective	Related Policies and Scores	Comments
	b. D4, D5, D6, D9 c. BE6 d. LE4, LE5, LE7, LE8 e. AM1, AM2, AM3 f. CLR1, CLR2, CLR3, CLR4, CLR5	b. meeting the needs of older residents and those with health issues; ensuring an inclusive, safe and secure environment; and promoting greener design standards c. renewable energy generation d. protecting and conserving the environment provides benefits to health and welfare e. policies to promote less reliance on cars and more exercise will be beneficial to health and well-being f. promoting participation in sports and other leisure has health, education and welfare benefits
12 Housing	a. H1, H2, H3, H4, H5, H6, H7, H8, H9, H11 b. D1, D2, D3, D4, D5, D6, D7, D8, D9	a. policies seek to ensure that new housing developments match expressed needs for affordable and accessible housing, for smaller homes starter homes and downsizing. b. design policies reconcile the need for housing with preserving the AONB and neighbouring areas; ensure that design of housing is consistent with needs
13 Services & Facilities	a. H1, H2, H5, H10, H11 b. D4, D9 c. BE3, BE4 d. AM1, AM2 e. CLR1, CLR2, CLR3, CLR4, CLR5	a. policies aiming to make it easier to access local services b. encouraging housing that meets accessibility needs and is supported by adequate infrastructure c. seeking to retain and encourage existing businesses, encourage new ones and recognising the shift towards homeworking d. promoting improved non-motorised access to local services e. supporting and maintaining standards of health care and education; encouraging sports and leisure facilities; encouraging open spaces