

Hawkhurst Parish Council

Neighbourhood Plan

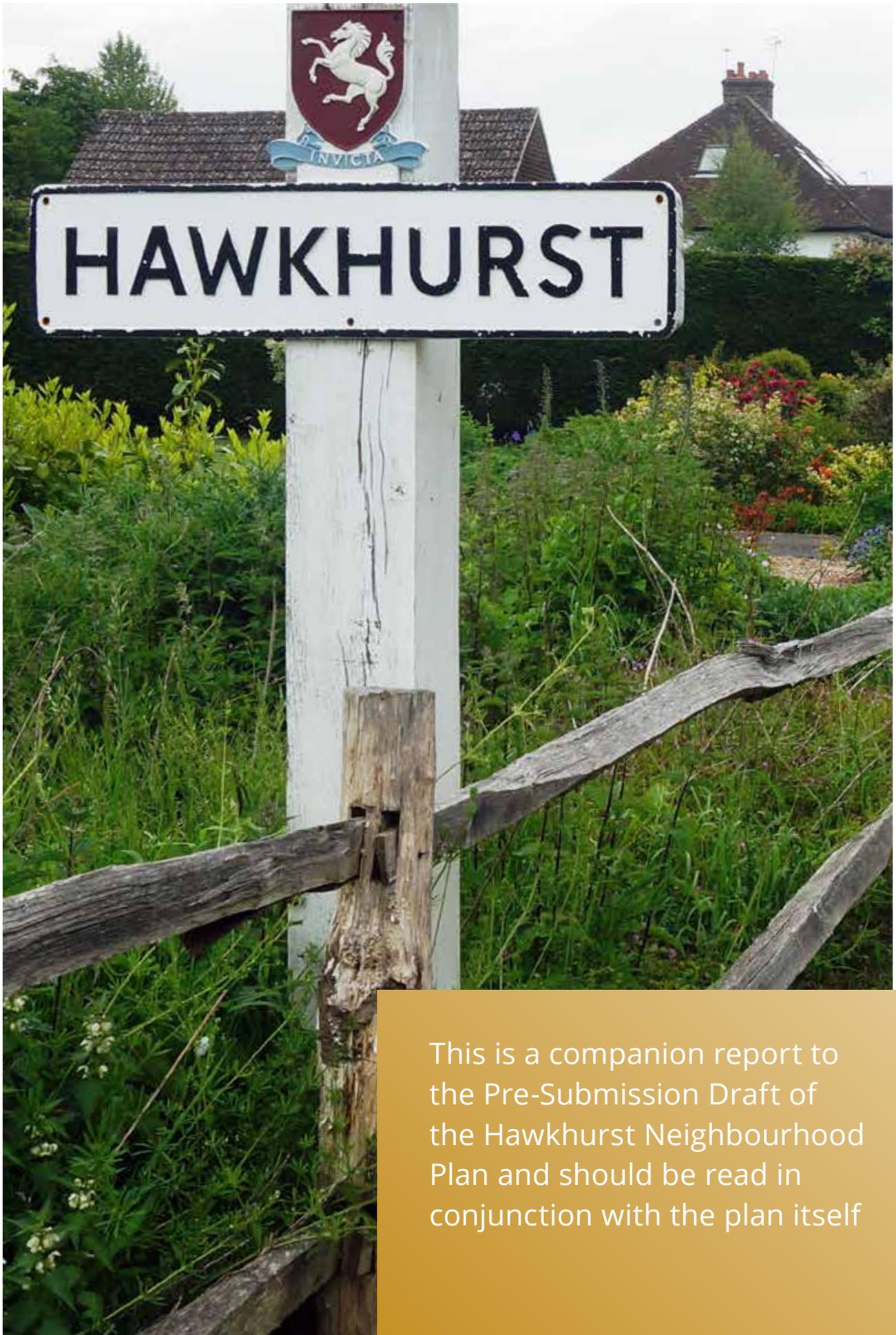
Draft Sustainability Appraisal

April 2016



Hawkhurst
Parish
Council





This is a companion report to the Pre-Submission Draft of the Hawkhurst Neighbourhood Plan and should be read in conjunction with the plan itself



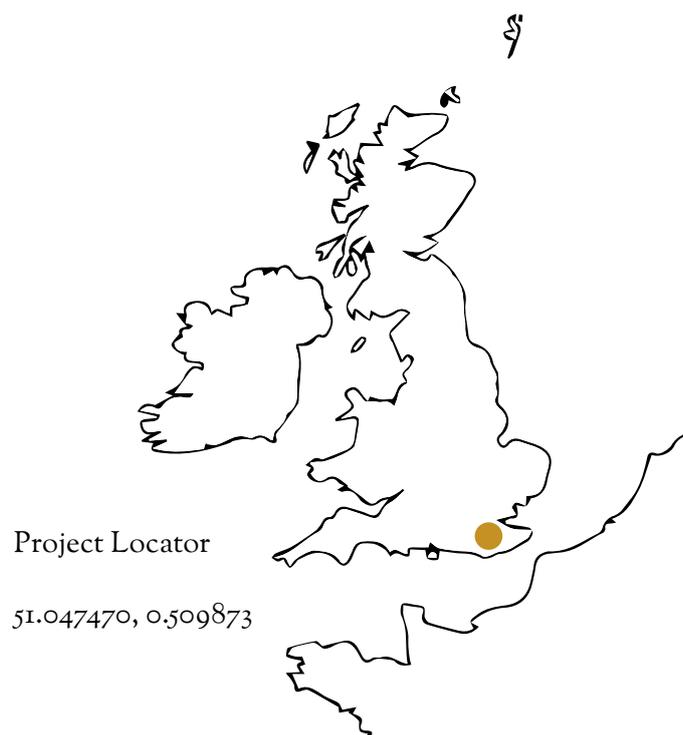
Feria Urbanism is a planning and design studio that specialises in urban design, urban planning, neighbourhood strategies, public participation and community engagement. Established in 2007, we have been involved in a diverse range of planning and design projects across the UK.

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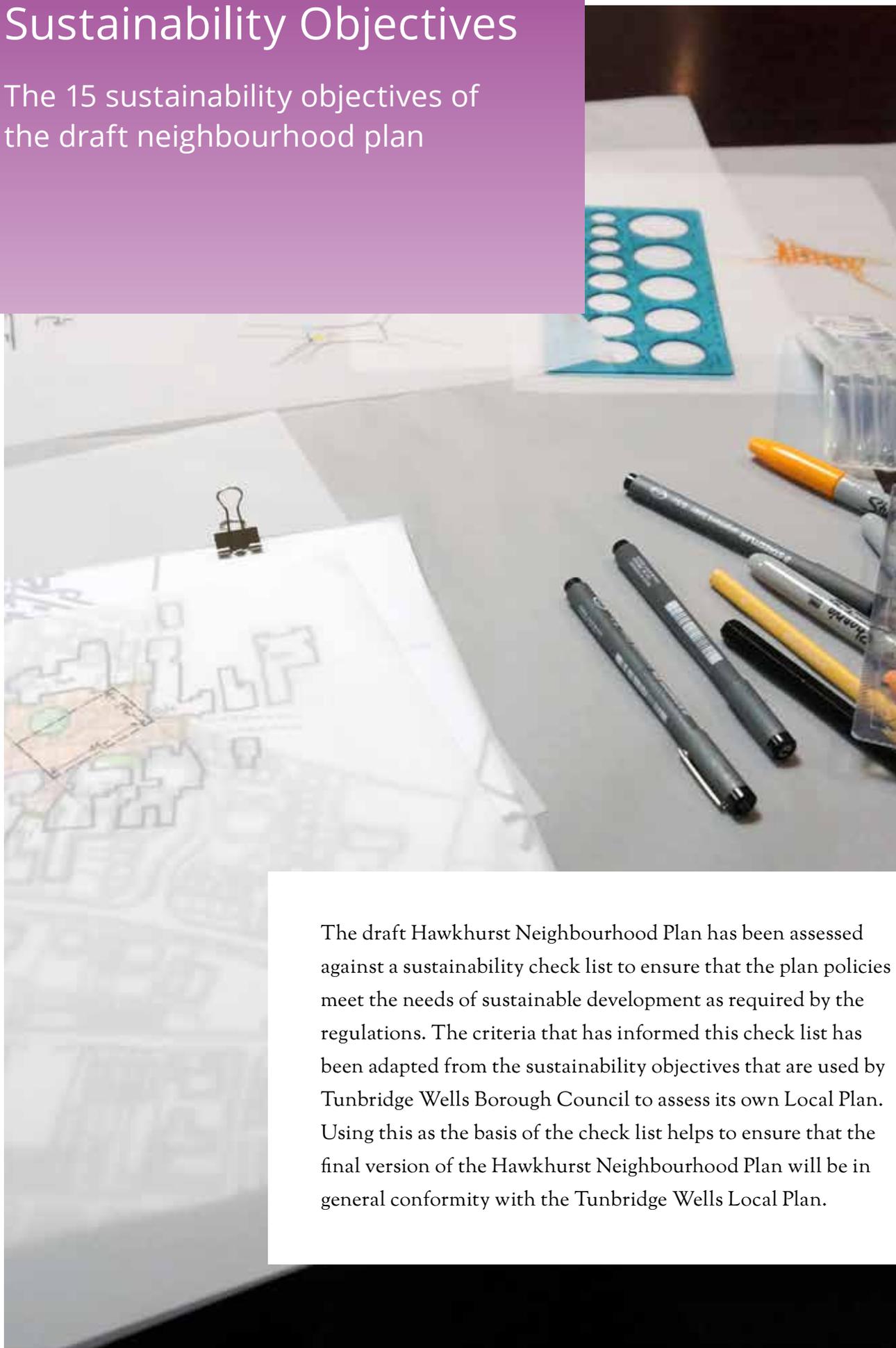


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Sustainability Objectives

The 15 sustainability objectives of the draft neighbourhood plan



The draft Hawkhurst Neighbourhood Plan has been assessed against a sustainability check list to ensure that the plan policies meet the needs of sustainable development as required by the regulations. The criteria that has informed this check list has been adapted from the sustainability objectives that are used by Tunbridge Wells Borough Council to assess its own Local Plan. Using this as the basis of the check list helps to ensure that the final version of the Hawkhurst Neighbourhood Plan will be in general conformity with the Tunbridge Wells Local Plan.

The policies in the Hawkhurst Neighbourhood Plan should:

01. Provide sufficient housing to meet Hawkhurst's identified needs, including affordable housing and self-finishing.
02. Improve health and reduce health inequalities.
03. Reduce poverty and increase social inclusion.
04. Improve educational attainment and enhance the skills base.
05. Reduce crime and the fear of crime.
06. Improve quality, range and accessibility to all services and facilities.
07. Improve efficiency in land use via the reuse of previously developed land and encourage innovation.
08. Reduce pollution (to land, air and soil) and greenhouse gas emissions.
09. Protect and enhance water resources, manage flood risk and reduce the impact of flooding.
10. Conserve and enhance biodiversity and geodiversity.
11. Protect and enhance the natural and built environment and provide accessibility.
12. Improve travel choice and reduce the need to travel, particularly by car/lorry to reduce traffic congestion.
13. Reduce the impact of resource consumption and reduce waste generation and disposal.
14. Increase energy efficiency and the proportion of energy generated from renewable sources.
15. Facilitate and support a diverse employment base and sustainable economic growth.

Factors to consider when determining the score for each sustainability objective.

Sustainability Objective	Aspects to consider when determining the impact of an NDP Policy	
	Positive Impacts	Negative Impacts
01 — Provide sufficient housing to meet identified Hawkhurst’s needs, including affordable housing and self-finishing.	<p>Gradual increase in net housing provision constrained by infrastructure.</p> <p>Adding to range of housing available particularly to meet identified needs e.g. affordable housing, smaller units etc.</p> <p>Raising quality of housing/ replacing deficient housing.</p> <p>Usually minimum of 30 dwellings per hectare (Core Policy 6).</p> <p>Affordable usually 35% of total dwellings (defined in Site Allocations DPD).</p>	<p>Decreasing net housing units</p> <p>Providing the wrong type of housing for Hawkhurst’s needs (ref policy HD3).</p> <p>Infrastructure capacity insufficient and not improved eg roads, telecommunications, electricity, water, drainage.</p>

Sustainability Objective	Aspects to consider when determining the impact of an NDP Policy	
	Positive Impacts	Negative Impacts
o2 — Improve health and reduce health inequalities.	<p>Particularly within pockets of deprivation:</p> <p>Net increase or improved quality of green open space, sports or recreation facilities.</p> <p>New health development – clinics, hospitals etc. Improved access to health facilities – more local provision, improvements to non-car access (ref. DDA).</p> <p>Improved air quality, noise reduction, removal of soil contamination.</p> <p>Net increase in allotments.</p> <p>Cycle ways, footpaths.</p> <p>Road safety measures.</p> <p>Improvements to living conditions.</p> <p>Anything that increases quality of life, reduces stress and improves safety.</p>	Loss or reduced quality of any mentioned.

Sustainability Objective	Aspects to consider when determining the impact of an NDP Policy	
	Positive Impacts	Negative Impacts
o3 — Reduce poverty and increase social inclusion.	<p>Improved local services and recreation opportunities particularly in pockets of deprivation by increasing provision, range, quality and non-car access networks.</p> <p>Redevelopment of poor quality environments and sub-standard housing Site affordable housing in most accessible locations with good access to green open space.</p> <p>Reverse trends for narrowing demographic mix.</p> <p><i>NOTE: Affordable housing already considered in Objective 1.</i></p>	<p>Affordable housing of poor quality in inaccessible locations.</p> <p>Reduction of free/cheap local services and access to convenience shops.</p> <p>Loss of rural services, community facilities etc. and public transport in rural settlements.</p>
o4 — Improve educational attainment and enhance skills base.	<p>Provision of new/improved local schools and adult education centres as local demographic requires</p> <p>Provision of libraries in accessible locations.</p>	<p>Loss or reduced service of any mentioned.</p>
o5 — Reduce crime and fear of crime.	<p>Redevelopment/upgrading of derelict and vacant sites New developments designed to minimise crime – well-lit, overlooked, off road parking.</p> <p>Provision of local recreation and leisure opportunities in deprived areas.</p> <p>Road safety measures/traffic calming.</p> <p>Retention of policing.</p>	<p>Deterioration of services.</p>

Sustainability Objective	Aspects to consider when determining the impact of an NDP Policy	
	Positive Impacts	Negative Impacts
o6 — Improve quality, range and accessibility to all services and facilities.	<p>Improve local services and facilities – net quantity, quality, range and accessibility by a range of modes.</p> <p>Retain/enhance local services in Hawkhurst Transport improvements to the village centre – particularly non-car.</p> <p>Protect in-centre facilities by controlling large development.</p> <p>Ensuring that space is allocated to meet local need for recreation, employment etc.</p> <p>Ensure new housing is well-related to existing services.</p>	<p>Reductions in net quantity, quality, range and accessibility of local services.</p> <p>New housing poorly related to existing services with no on-site provision.</p> <p>New Services or facilities in inaccessible locations.</p> <p>Loss of village centre services. Reductions in rural transport options.</p>

Sustainability Objective	Aspects to consider when determining the impact of an NDP Policy	
	Positive Impacts	Negative Impacts
07 — Improve efficiency in land use through the reuse of previously developed land and encourage innovation.	<p>Redevelopment of previously developed land.</p> <p>Efficient use of the site – appropriate density, effective landscaping/screening, usable public/green areas, good layout with connecting transport routes etc.</p> <p>Avoiding most valuable land – biodiversity, best and most versatile agricultural land, Green Belt, important landscape features etc.</p> <p>Well located within or adjoining existing settlements/transport routes.</p> <p>Upgrading poor quality environments, improving village edges.</p> <p>Maximising the multi-functional use of space.</p>	<p>On greenfield land.</p> <p>On valued land – biodiversity, open space, landscape value, agricultural etc.</p> <p>Loss of valued community asset such as recreation open space or allotments particularly where there is a deficiency.</p> <p>Fragmenting habitats.</p> <p>Inefficient layout with poorly laid out public areas, transport networks/connections and open space of little value.</p>

Sustainability Objective	Aspects to consider when determining the impact of an NDP Policy	
	Positive Impacts	Negative Impacts
o8 — Reduce pollution (to land, air and soil) and greenhouse gas emissions.	<p>Reduce land contamination. Non-polluting uses.</p> <p>Reductions in motorised traffic, enhancement of non-motorised modes particularly in AQMA.</p> <p>Increase in vegetation to reduce air pollution and increase carbon capture.</p> <p>Reductions in congestion.</p> <p>Energy efficient developments with low carbon requirements.</p> <p>Renewable technologies.</p> <p>Reducing health impacts of pollution – siting housing away from traffic pollution, contaminated land, polluting uses etc.</p>	<p>Increasing traffic in AQMA.</p> <p>Locating new development in inaccessible locations.</p> <p>Permitting polluting uses.</p> <p>Siting housing near polluting uses.</p>

Sustainability Objective	Aspects to consider when determining the impact of an NDP Policy	
	Positive Impacts	Negative Impacts
o9 — Protect and enhance water resources and manage flood risk and reduce the impact of flooding.	<p>Protect surface water features – quality and quantity of water.</p> <p>Site new development away from surface water features/ground water vulnerability to avoid pollution.</p> <p>Increase/retain green open areas/vegetation to promote natural drainage.</p> <p>Avoid over-abstraction/increasing water stress.</p> <p>Encourage use of SUDS, slowing rate of runoff, providing water storage features.</p> <p>Locate new development outside flood zones and functional flood plains.</p> <p>Enhance flood protection measures.</p> <p>Promote rainwater harvesting.</p> <p>Reducing storm runoff.</p> <p>Use of rain porous surfaces.</p>	<p>Locating polluting uses close to surface water features/ground water sensitivity.</p> <p>Increasing risk of flooding and impact of flooding.</p> <p>Reducing natural drainage by hard surfacing/removal of vegetation.</p> <p>Increase pressure on water supply.</p>

Sustainability Objective	Aspects to consider when determining the impact of an NDP Policy	
	Positive Impacts	Negative Impacts
10 — Conserve and enhance biodiversity and geodiversity.	<p>Protect designated habitats and species.</p> <p>Promote green corridors/ the connectivity of wildlife habitats.</p> <p>Retain vegetation that provides food, shelter and migration routes for fauna.</p> <p>Protect ancient woodland and surface water features.</p> <p>Enhance the area, quality and range of habitats.</p> <p>Protect important geological features.</p> <p>Enhance multi-functional green open space.</p>	<p>Threats to protected species and habitats.</p> <p>Reduction in the size, quality and range of habitats.</p> <p>Reduction in the biodiversity value of sites.</p> <p>Fragmentation of habitats</p> <p>Reductions in the connectivity of green open space.</p> <p>Loss/harm to water features, ancient woodland, traditional meadowland etc.</p>

Sustainability Objective	Aspects to consider when determining the impact of an NDP Policy	
	Positive Impacts	Negative Impacts
11 — Protect and enhance the natural and built environment and provide accessibility.	<p>Protect sites of landscape value – AONB.</p> <p>Protect the character of the countryside.</p> <p>Protect and enhance listed buildings/conservation areas and their settings.</p> <p>Encourage local distinctiveness.</p> <p>Encourage permeable developments with good foot/cycle connections with surrounding area.</p> <p>Promote non-car transport networks that are safe and efficient.</p> <p>Promote the vitality and viability of the village.</p> <p>Redevelopment of vacant or derelict sites – grot spots.</p> <p>Improve landscape setting of existing developments and settlements.</p> <p>Protect/enhance the character of rural lanes/historic routes.</p> <p>Protects/creates landmark buildings.</p>	<p>Harms the character of the countryside particularly protected landscapes.</p> <p>Results in derelict or vacant site.</p> <p>Development that is out of character with the local area or lacks local distinctiveness.</p> <p>Development that would harm a conservation area/listed building or its setting.</p> <p>Adverse impact on the vitality and viability of a centre.</p>

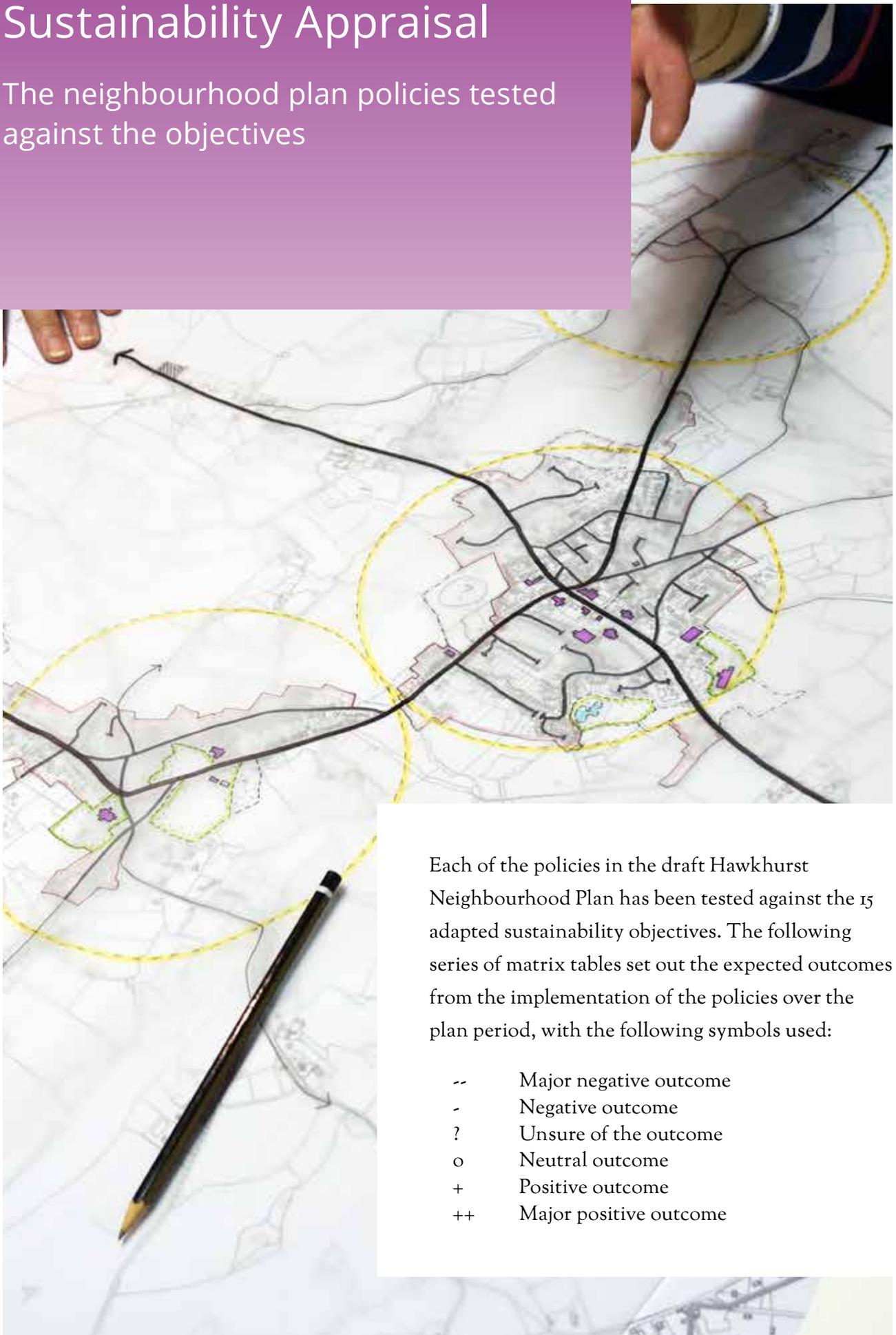
Sustainability Objective	Aspects to consider when determining the impact of an NDP Policy	
	Positive Impacts	Negative Impacts
12 — Improve travel choice and reduce the need to travel, particularly by car/lorry to reduce traffic congestion.	<p>Local provision of shops and services.</p> <p>Improvements to cycle/foot path network and public transport.</p> <p>Green corridors New development in most accessible locations with range of transport modes.</p> <p>Protection/enhancement of village services.</p> <p>Enhancing local employment opportunities reducing the need to commute.</p>	<p>Development poorly located relative to existing services/ population centres.</p> <p>Removal of footpaths, cycle ways, bus lanes etc.</p> <p>Lack of local employment opportunities.</p> <p>Large housing developments.</p> <p>Dangerous roads unsuitable for non-car traffic, lack of pavements, cycle ways etc.</p>

Sustainability Objective	Aspects to consider when determining the impact of an NDP Policy	
	Positive Impacts	Negative Impacts
13 — Reduce the impact of resource consumption and reduce waste generation and disposal.	<p>Encourages recycling, rainwater harvesting, renewable energy etc.</p> <p>Reduces waste to landfill</p> <p>Development able to be adapted to future needs.</p> <p>Reuse/conversion of existing buildings.</p> <p>Reduces fossil fuel use in construction and use.</p> <p>Ensure materials are sustainable and waste is minimised in manufacture and construction.</p> <p>Durable buildings made of sustainable, recyclable products.</p> <p>Promotes non-motorised forms of transport</p> <p>New renewable energy schemes.</p> <p>Local provision of waste recycling facilities</p> <p>Upgrading energy inefficient buildings – insulation, energy efficient appliances, passive solar heating etc.</p>	<p>Demolition of usable buildings.</p> <p>Development in unsustainable locations</p>

Sustainability Objective	Aspects to consider when determining the impact of an NDP Policy	
	Positive Impacts	Negative Impacts
14 — Increase energy efficiency and the proportion of energy generated from renewable resources.	<p>Promote energy efficient buildings – heat, light, materials.</p> <p>Development in most accessible locations Local provision of services Promote non-motorised transport modes.</p> <p>New renewable energy installations.</p> <p>Consider lifetime energy consumption of developments.</p>	<p>Housing development in less accessible locations.</p>
15 — Facilitate and support a diverse employment base and sustainable economic growth.	<p>Allocate land for employment uses Promote vitality and viability of the village.</p> <p>Ensure a range of suitable business premises from HQ to rural workshops Avoid loss of employment buildings to other uses.</p> <p>Education/skills training facilities.</p> <p>Ensure local economy is varied and resilient.</p> <p>Support for small businesses/ rural enterprises Provision of a high quality environment for tourism/leisure.</p> <p>Promote access to tourist destinations.</p>	<p>Over dependence on a narrow range of industries.</p> <p>Economic growth that harms the quality of the local environment.</p> <p>Lack of suitable business premises.</p> <p>Lack of housing for staff.</p> <p>Poor, congested transport networks.</p>

Sustainability Appraisal

The neighbourhood plan policies tested against the objectives



Each of the policies in the draft Hawkhurst Neighbourhood Plan has been tested against the 15 adapted sustainability objectives. The following series of matrix tables set out the expected outcomes from the implementation of the policies over the plan period, with the following symbols used:

- Major negative outcome
- Negative outcome
- ? Unsure of the outcome
- o Neutral outcome
- + Positive outcome
- ++ Major positive outcome

Policy HD1

Site Selection Criteria

Sustainability Objective		Appraisal Results					
No	Title	--	-	?	o	+	++
01	Housing Need						
02	Health						
03	Social Inclusion						
04	Education						
05	Crime						
06	Service Provision						
07	Efficient Land Use						
08	Pollution						
09	Water/Flood Risk						
10	Biodiversity						
11	Natural/Built Env.						
12	Transport						
13	Waste						
14	Energy						
15	Employment						

Comments

/ By having a clear policy overall, stress on village residents, concerned about the future, is reduced.

/ Small developments facilitate social inclusion and neighbourliness.

/ Small development encourages the use of small local builders helping to sustain local employment.

/ Small developments do not significantly increase pressure on village infrastructure and services and lessens the scale of infrastructure improvement required.

/ Small sites are more easily located away from historical features such as routes and waterways and facilitating the protection of flora and fauna.

Policy HD2

Future Housing Mix

Sustainability Objective		Appraisal Results					
No	Title	--	-	?	o	+	++
01	Housing Need						
02	Health						
03	Social Inclusion						
04	Education						
05	Crime						
06	Service Provision						
07	Efficient Land Use						
08	Pollution						
09	Water/Flood Risk						
10	Biodiversity						
11	Natural/Built Env.						
12	Transport						
13	Waste						
14	Energy						
15	Employment						

Comments

/ Hawkhurst's housing need will be reviewed annually by the Parish Council and the mix established for the following year.

/ In 2016 an emphasis on smaller units addresses the need for down-sizers and first time buyers, especially if self finishing is made available. This will improve Hawkhurst's demographic mix.

Policy HD3

Modern Living

Sustainability Objective		Appraisal Results					
No	Title	--	-	?	o	+	++
01	Housing Need						
02	Health						
03	Social Inclusion						
04	Education						
05	Crime						
06	Service Provision						
07	Efficient Land Use						
08	Pollution						
09	Water/Flood Risk						
10	Biodiversity						
11	Natural/Built Env.						
12	Transport						
13	Waste						
14	Energy						
15	Employment						

Comments

/ Hawkhurst's demographic is the older generation rather than younger but both needs can be met by simple single storey housing with self finishing.

/ Self-Finishing provides multi-functional use of land with both first time buyers and down-sizers units. This would also mix generations within a small development.

/ Bungalows have less impact on the AONB.

/ Quality, sustainability and energy efficiency are all encouraged. Use of "Lifetime Housing" standards will provide responsiveness to the residents' mobility changes.

Policy HD4

Design Quality

Sustainability Objective		Appraisal Results					
No	Title	--	-	?	o	+	++
01	Housing Need						
02	Health						
03	Social Inclusion						
04	Education						
05	Crime						
06	Service Provision						
07	Efficient Land Use						
08	Pollution						
09	Water/Flood Risk						
10	Biodiversity						
11	Natural/Built Env.						
12	Transport						
13	Waste						
14	Energy						
15	Employment						

Comments

/ The design guide applies to buildings and their arrangement not to location.

/ The design guide encourages design to deter crime and the efficient use of sites.

/ Enhancing Hawkhurst's distance character is encouraged.

Policy LP1

Views Between Village & Countryside

Sustainability Objective		Appraisal Results					
No	Title	--	-	?	o	+	++
01	Housing Need						
02	Health						
03	Social Inclusion						
04	Education						
05	Crime						
06	Service Provision						
07	Efficient Land Use						
08	Pollution						
09	Water/Flood Risk						
10	Biodiversity						
11	Natural/Built Env.						
12	Transport						
13	Waste						
14	Energy						
15	Employment						

Comments

/ Protecting the identified views encourages developers to landscape effectively providing a frame for the countryside.

/ The policy restricts use of AONB land.

Policy LP2

Area of Outstanding Natural Beauty

Sustainability Objective		Appraisal Results					
No	Title	--	-	?	o	+	++
01	Housing Need						
02	Health						
03	Social Inclusion						
04	Education						
05	Crime						
06	Service Provision						
07	Efficient Land Use						
08	Pollution						
09	Water/Flood Risk						
10	Biodiversity						
11	Natural/Built Env.						
12	Transport						
13	Waste						
14	Energy						
15	Employment						

Comments

/ Supporting CROW and the High Weald
AONB Management Plan restricts site choice.

/ CROW provides access to AONB land.

/ Land continues to be an agricultural resource.

Policy LP3

Designated Green Spaces

Sustainability Objective		Appraisal Results					
No	Title	--	-	?	o	+	++
01	Housing Need						
02	Health						
03	Social Inclusion						
04	Education						
05	Crime						
06	Service Provision						
07	Efficient Land Use						
08	Pollution						
09	Water/Flood Risk						
10	Biodiversity						
11	Natural/Built Env.						
12	Transport						
13	Waste						
14	Energy						
15	Employment						

Comments

/ The policy encourages protection of existing and the creation of new green spaces.

/ It also restricts the use of hard, non-porous landscaping.

Policy AM1

Highgate Hill Junction

Sustainability Objective		Appraisal Results					
No	Title	--	-	?	o	+	++
01	Housing Need						
02	Health						
03	Social Inclusion						
04	Education						
05	Crime						
06	Service Provision						
07	Efficient Land Use						
08	Pollution						
09	Water/Flood Risk						
10	Biodiversity						
11	Natural/Built Env.						
12	Transport						
13	Waste						
14	Energy						
15	Employment						

Comments

/ No more significant housing can be accepted due to increased traffic volume. The crossroads are over maximum capacity, confirmed by KCC and a 2015 traffic survey.

/ There is pedestrian risk due to dangerously narrow pavements and air pollution from cars and particularly large HGVs trying to negotiate the crossroads.

/ A traffic movement and design specialist has visited Hawkhurst and established, with the aid of a detailed topographical survey, that a “shared space” system may be possible. Junction improvement would eventually increase shops footfall and visitors to the village but, because of the level of disruption necessary, may cause some economic damage during construction.

Policy AM2

Improve the Pedestrian Environment

Sustainability Objective		Appraisal Results					
No	Title	--	-	?	o	+	++
01	Housing Need						
02	Health						
03	Social Inclusion						
04	Education						
05	Crime						
06	Service Provision						
07	Efficient Land Use						
08	Pollution						
09	Water/Flood Risk						
10	Biodiversity						
11	Natural/Built Env.						
12	Transport						
13	Waste						
14	Energy						
15	Employment						

Comments

/ Several pavements are too narrow for pedestrians to be safe, so cars are used more than is necessary. Improvements would lead to more walking to the village centre.

Policy AM3

Countryside Access

Sustainability Objective		Appraisal Results					
No	Title	--	-	?	o	+	++
01	Housing Need						
02	Health						
03	Social Inclusion						
04	Education						
05	Crime						
06	Service Provision						
07	Efficient Land Use						
08	Pollution						
09	Water/Flood Risk						
10	Biodiversity						
11	Natural/Built Env.						
12	Transport						
13	Waste						
14	Energy						
15	Employment						

Comments

/ Accessible and well signposted paths encourage people to use them with associated improvements to health and well being.

/ Access to the countryside encourages learning about it and wishing to protect it. Keeping to well signposted paths will help protect flora and fauna.

/ Use of countryside routes will reduce car usage.

/ Fly-tipping is a risk.

Policy AM4

Walking & Cycling Strategies

Sustainability Objective		Appraisal Results					
No	Title	--	-	?	o	+	++
01	Housing Need						
02	Health						
03	Social Inclusion						
04	Education						
05	Crime						
06	Service Provision						
07	Efficient Land Use						
08	Pollution						
09	Water/Flood Risk						
10	Biodiversity						
11	Natural/Built Env.						
12	Transport						
13	Waste						
14	Energy						
15	Employment						

Comments

/ Encouraging walking and cycling is extremely beneficial to health and provides recreational opportunities.

/ This policy also provides alternative access to village services and the village centre reducing car usage and the carbon footprint.

Policy CM1

Sports Provision

Sustainability Objective		Appraisal Results					
No	Title	--	-	?	o	+	++
01	Housing Need						
02	Health						
03	Social Inclusion						
04	Education						
05	Crime						
06	Service Provision						
07	Efficient Land Use						
08	Pollution						
09	Water/Flood Risk						
10	Biodiversity						
11	Natural/Built Env.						
12	Transport						
13	Waste						
14	Energy						
15	Employment						

Comments

/ This policy clearly identifies the King George V Playing Fields as Hawkhurst's sports hub aiming to enhancing the existing sports provision.

/ This enables local groups to form and collocate their recreational activities encouraging social interaction.

/ Extending the existing pavilion makes efficient use of this existing but restricted sports site.

/ Installing new changing facilities and modern pitch drainage enables use over an extended period per year.

/ The sports provision increases the potential for healthy living.

Policy CM2

New Community Hall

Sustainability Objective		Appraisal Results					
No	Title	--	-	?	o	+	++
o1	Housing Need						
o2	Health						
o3	Social Inclusion						
o4	Education						
o5	Crime						
o6	Service Provision						
o7	Efficient Land Use						
o8	Pollution						
o9	Water/Flood Risk						
o10	Biodiversity						
o11	Natural/Built Env.						
o12	Transport						
o13	Waste						
o14	Energy						
o15	Employment						

Comments

/ Proposed larger facilities will enable a wider range of indoor fitness activities.

/ A larger hall will be able to accommodate big gatherings such as displays and exhibitions including amateur dramatic and choral events.

/ The availability of space will encourage additional local groups to form, mixing demographic classifications.

/ Adult education will be possible locally.

/ A site is being sought in the centre of the village.

Policy CM3

New Medical Centre

Sustainability Objective		Appraisal Results					
No	Title	--	-	?	o	+	++
01	Housing Need						
02	Health						
03	Social Inclusion						
04	Education						
05	Crime						
06	Service Provision						
07	Efficient Land Use						
08	Pollution						
09	Water/Flood Risk						
10	Biodiversity						
11	Natural/Built Env.						
12	Transport						
13	Waste						
14	Energy						
15	Employment						

Comments

/ The need for a new medical centre is driven by the two local GP practices and is necessary to avoid loss of GP services in Hawkhurst.

/ Assistance in site selection has been provided.

/ One the current practices is restricted by its location in a listed building.

/ Both current sites will become housing near the village centre.

/ Additional employment is expected.

Policy CM4

Preservation & Enhancement of Community Services

Sustainability Objective		Appraisal Results					
No	Title	--	-	?	o	+	++
01	Housing Need						
02	Health						
03	Social Inclusion						
04	Education						
05	Crime						
06	Service Provision						
07	Efficient Land Use						
08	Pollution						
09	Water/Flood Risk						
10	Biodiversity						
11	Natural/Built Env.						
12	Transport						
13	Waste						
14	Energy						
15	Employment						

Comments

/ The employment hub at Gills Green has space to be extended. This site is generally brownfield.

/ An increase in local employment enables poorer families to afford to live in Hawkhurst and potentially reduces poverty overall.

/ Less commuting leads to a lower carbon footprint.







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