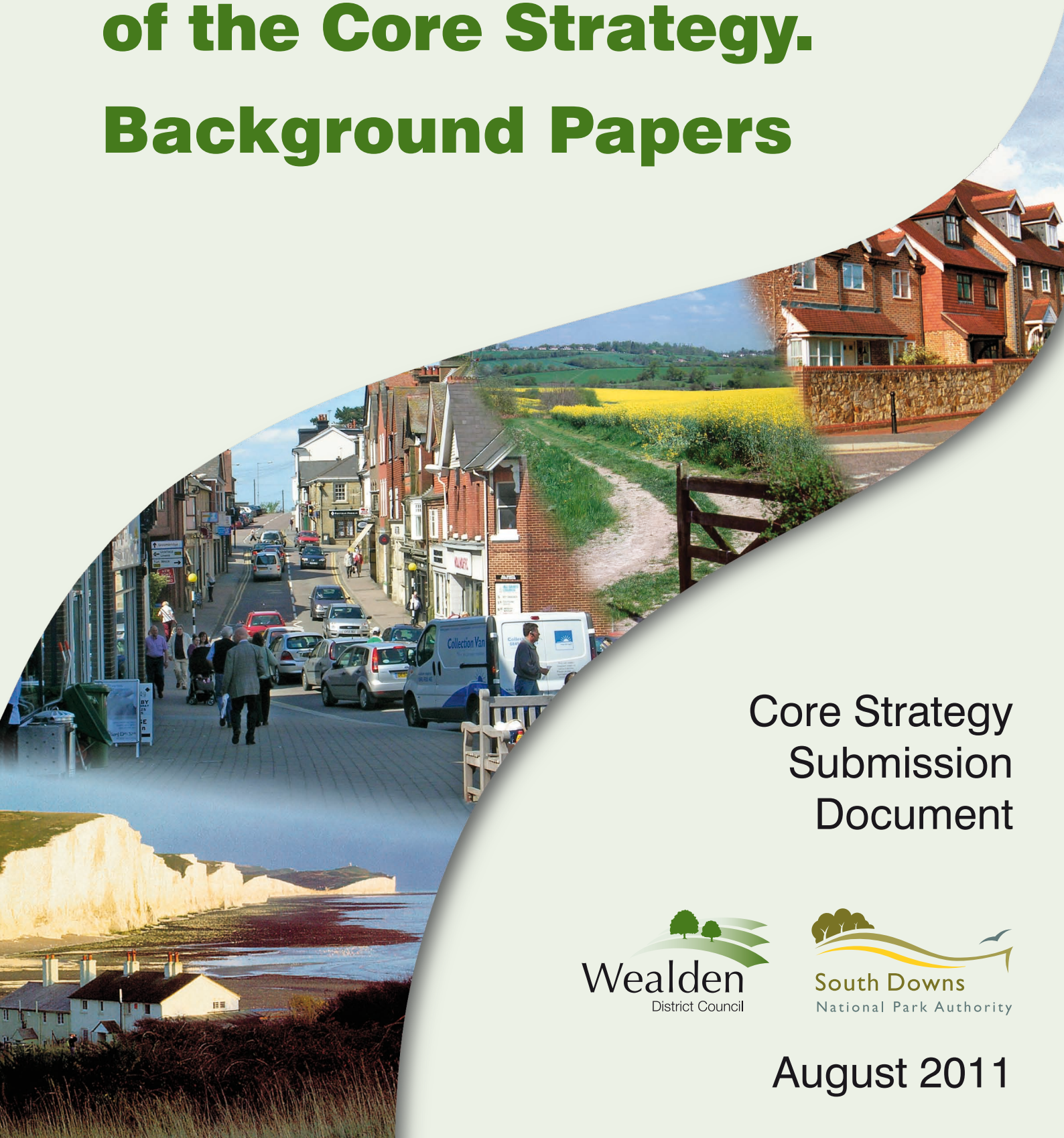
Wealden District Council
Local Development Framework

Sustainability Appraisal of the Core Strategy.

Background Papers



Core Strategy
Submission
Document

Wealden
District Council

South Downs
National Park Authority

August 2011

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You may also visit the Hailsham Customer Help Point, Prospects House, 7-9 George Street, Hailsham, BN27 1AD between the hours of 8.30am to 5.00pm Monday to Friday, to view Local Development Framework documents.

If you, or somebody you know, would like the information contained in this document in large print, Braille, tape/CD or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk

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Sustainability Appraisal: Background Paper 1

Sustainability Appraisal: Background Paper 1

SA Background Paper 1 The SA Framework

The Sustainability Appraisal framework provides a way in which sustainability effects can be described, analysed and compared. The framework consists of sustainability objectives identified in the main report, and the achievement of these objectives by means of indicators.

Table below identifies the indicators and targets that Wealden District Council will use to assess the extent to which plans and policies in the LDF will contribute to sustainable development. The table deals with those issues considered as having a direct relation to the emerging LDF, and not necessarily all of Wealden's policies, for example, targets and indicators relating to its own housing stock. The indicators have been developed in consultation with other local authorities in anticipation of a common data source in the future, although many of them have been taken from the baseline research carried out in Task A2 of the Scoping Report. The 2010 Scoping Report updated the indicators in line with the updated baseline and the updated version is shown below.

	Objective	Target	Indicator
SOCIAL			
1	Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	Meet the housing targets in the draft South East Plan To provide affordable housing within the district to meet housing needs.	• Affordable housing completions • House price to income ratio • Total homeless households accepted in priority need • Housing Completions & SE Plan requirement • Percentage of all housing which is unfit

2	Improve the health and well being of the population	Improve proportion of population within 20 minutes of a sports facility Improve life expectancy	• Life expectancy at birth • Households with people with limiting long term illness • Population within 20 minutes of a sports facility • Teenage pregnancy rates
3	Promote social inclusion and create/ sustain vibrant communities	Improve Index of Multiple Deprivation (IMD) ranking for more deprived areas. Reduce number of households in fuel poverty	• Percentage of people who feel they can influence decisions in their locality (NI 4) • Indices of multiple deprivation • Young peoples participation in positive activities (NI 110) • Access to services and facilities by public transport • Households in fuel poverty
4	To ensure a safe environment including reducing crime and the fear of crime	Reduce the risk of danger through careful preventative design measures Reduce crime by 12.5% by 2007 – 2008 Reduce incidence of speeding and traffic speeds generally	• Burglary dwelling offences • Violence against the person • Theft of a motor vehicle • Percentage of residents who feel safe or very safe
5	To provide accessible and high quality public services and facilities	New development to be accessible by regular public transport, walking and cycling Additional facilities to be provided in conjunction with new development if required	• service improvements over the last 3 years 2006/07

ENVIRONMENTAL			
6	To reduce the risk of flooding and the consequential damage to property and public well being	Minimise the number of properties at risk of flooding	• Number of properties at risk of flooding • Planning permission granted contrary to EA advice on flood grounds
7	Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	60% of all new dwellings on previously developed land Promoting the remediation of contaminated land	• new homes built on previously developed land • Average density of new residential development • Proportion of previously developed land that is vacant and derelict
8	Reduce air pollution and ensure local air quality continues to improve	To maintain current level – no air quality action plans	• AQMA • Nitrogen dioxide concentrations
9	Reduce emissions of greenhouse gases and resulting detriment to the environment and public well being	Further reductions in CO_2 emissions	• CO_2 emissions per capita • CO_2 emissions by sector • CO_2 emissions tonnes
10	Conserve and enhance the biodiversity of the District	No further loss of ancient woodland 95% of SSSI's in favourable condition by 2010. Increase the area of land that qualifies as SSSI Provision of biodiversity, woodland areas and wildlife corridors in new developments	• Area of land designated as Local Nature Reserve • Area of land designated as SSSI • Proportion of SSSI's favourable or unfavourable recovering • Area of ancient woodland
11	Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic	Reduce the number of Listed buildings at risk Increase satisfaction with parks and open space	• Conservation Areas • Heritage at risk • Agricultural land use • Agricultural land quality • Area of Outstanding Natural Beauty

	and built environment		
12	Reduce the need to travel by car and promote alternative methods of transport	Increase the number of people travelling by sustainable methods Reduce road congestion	• Distance travelled to work by residents • travel to work by mode • commuting flow • Satisfaction with local bus services
13	Minimise waste, maximise the re-use of materials, recycling and composting	By 2010 reduce the biodegradable municipal waste landfilled to 75% of that produced in 1995 Minimise the amount of household and commercial waste produced By 2010 provide kerbside recycling of at least two waste materials to all households Reduce total volume of waste	• Household waste arising • Percentage of household waste recycled and composted • Percentage of waste disposal to landfill
14	Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	To exceed the Environment Agency guidelines at Pevensey Bay and Birling Gap Maximise recycling of water Reduce per capita consumption of water All inland and coastal waters to reach “good” status by 2015	• River quality - biological status • River quality - chemical status • Daily domestic water use per capita consumption

15	Promote energy efficiency measures and encourage the use of renewable energy	Reduce energy usage Increase in number of buildings meeting Code for Sustainable Homes level 3 Increase energy supplies from renewable sources	• energy consumption all sectors • renewable energy generation
16	Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	Maximise the use of local resources (e.g. wood)	• Local Producers Directory & Farmers Markets
ECONOMIC			
17	Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	Increase in number of businesses and shops in rural areas, and retention of existing ones. Increase the number of community information points	• Rural VAT based enterprises • Business units i agriculture, fishing, energy and water • Employment in agriculture
18	Promote sustainable tourism	Influence and support the work of key partner agencies	• Bathing quality at beaches • CO_2 emissions by the hotel & restaurant industry & recreation and sporting activities • Green Tourism Business Scheme • Tourism business income • Jobs in tourism
19	Ensure high and stable levels of employment and provide support for small firms and local businesses	Increase weekly earnings in line with South East Average Increase business start up figures	• Small businesses showing employment growth • New business registration rate • New business de-registration rate

20	Develop and maintain a skilled workforce to support long term competitiveness	Influence and support the work of key partners such as the Wealden Education Business Partnership Increase the number of people of working age with qualifications Increase number of people with NVQ Level 4 and above	• Economically active • People of working age with no qualifications • People of working age with NVQ Level 4 and above
21	Stimulate regeneration of town centres	Develop and foster Town Centre Partnerships	• vacant units in town centres • Town centre Masterplans
22	Develop a dynamic, diverse, and knowledge based economy	Increase employment in high value sectors	• employment in growth and high value sectors • Employment by occupation (residence based)

SA Framework with Decision-Aiding Questions

To facilitate the appraisal process decision-aiding questions or sub-objectives have been identified as shown below.

SA Objective		Decision-Aiding Questions
Social Objectives		
1	Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	Does the option/policy • Deliver affordable, sustainable housing in both urban and rural areas, in keeping with local character • Support sympathetic accommodation of housing growth in sustainable locations • Balance housing delivery with community facilities and environmental capacity • Provide for an appropriate mix and range of housing

2	Improve the health and well being of the population	Does the option/policy • Increase accessibility to health facilities • Protect & increase provision of and access to leisure including open space and cultural activities • Increase or improve PRoW network
3	Promote social inclusion and create/ sustain vibrant communities	Does the option/policy • Reduce poverty and social exclusion in those areas most affected • Reduce the number of children living in poverty • Reduce the number of households in fuel poverty
4	To ensure a safe environment including reducing crime and the fear of crime	Does the option/policy • Reduce actual levels of crime • Reduce fear of crime
5	To provide accessible and high quality public services and facilities	Does the option/policy • Improve accessibility to cultural and leisure activities • Increase the number of cultural enterprises / organisations in the District • Support delivery of quality public transport • Enhance the PRoW and cycle network • Support the timely delivery of infrastructure needs associated with new development • Encourage the provision of services and facilities in accessible locations
Environmental Objectives		
6	To reduce the risk of flooding and the consequential damage to property and public well being	Does the option/policy • Reduce the proportion of properties at risk of flooding in the District • Promote adoption and use of SuDS
7	Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	Dos the option/policy • Use land that has been previously developed in preference to Greenfield • Re-use buildings and materials

		• Protect and enhance the best and most versatile agricultural land
8	Reduce air pollution and ensure local air quality continues to improve	Does the option/policy • Improve air quality • Improve travel choice • Reduce the need for travel by car / lorry • Reduce the need to travel for commuting
9	Reduce emissions of greenhouse gases	Does the option/policy • Reduce emissions through reduced travel, energy consumption • Promote energy efficiency measures • Promote renewable energy generation • Promote community involvement, understanding & action on climate change
10	Conserve and enhance the biodiversity of the District	Does the option/policy • Protect and enhance designated and locally valued habitats and species • Prevent and reverse habitat fragmentation • Provide opportunities for provision & enhancement of green space • Enhance green infrastructure
11	Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	Does the option/policy • Ensure protection and enhancement of the AONB • Protect or enhance sites & features of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments) • Minimise adverse impact on landscape setting of towns and rural settlements • Enhance the PRoW and cycle network • Support delivery of quality public transport
12	Reduce the need to travel by car and promote alternative methods of transport	Does the option/policy

		• Improve travel choice • Reduce the need for travel by car / lorry • Reduce the need to travel for commuting
13	Minimise waste, maximise the re-use of materials, recycling and composting	Does the option/policy • Help reduce waste in construction and operation • Encourage recycling and composting • Encourage development self-sufficient in waste management • Support recovery of energy from waste
14	Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	Does the option/policy • Protect & improve water quality • Require the use of water efficiency measures • Minimise the risk of pollution to water sources • Reduce the generation of wastewater
15	Promote energy efficiency measures and encourage the use of renewable energy	Does the option/policy • Promote renewable energy generation • Increase proportion of energy needs met by renewable energy • Promote energy efficiency measures • Reduce the demand for energy
16	Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	Does the option/policy • Require the reuse of construction materials • Minimise construction waste • Promote areas/spaces for local produce businesses
Economic Objectives		
17	Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	Does the option/policy • Stimulate economic revival in priority regeneration areas • Promote 'conditional growth' (balancing with housing provision and investment in social infrastructure) • Support the rural economy • Support/facilitate new services and facilities in villages
18	Promote sustainable tourism	Does the option/policy • Encourage the development of a buoyant, sustainable tourism sector

		• Improve access to cultural and leisure facilities • Promote new tourist facilities
19	Ensure high and stable levels of employment and provide support for small firms and local businesses	Does the option/policy • Provide a diverse range of jobs that meets local needs • Ensure the correct mix of skills to meet the current and future needs of local employers • Increase provision of better quality jobs / skilled employment • Encourage the provision of a range of employment premises and live/work units
20	Develop and maintain a skilled workforce to support long term competitiveness	Does the option/policy • Ensure high and stable levels of employment • Increase numbers of people undertaking further education • Enhance opportunities for adult education • Encourage training opportunities for higher quality employment
21	Stimulate regeneration of town centres	Does the option/policy • Support development in or direct development to town centres • Increase employment and/or retail floorspace in town centres
22	Develop a dynamic, diverse, and knowledge based economy	Does the option/policy • Increase provision of better quality jobs • Provide a diverse range of jobs that meets local needs • Deliver a range of employment premises

Testing the Compatibility of the SA Objectives

1																					
2	✓																				
3	✓	✓																			
4	✓	✓	✓																		
5		✓	✓	✓																	
6	✓	✓	✓	✓																	
7	✓																				
8		✓	✓		✓																
9	X	✓					✓	✓													
10	X	✓				✓	✓	✓													
11		✓	✓		✓	✓	✓	✓		✓											
12		✓	✓	✓	✓			✓	✓		✓										
13							✓	✓	✓												
14		✓		✓	✓	✓		✓	✓	✓	✓										
15	✓	✓	✓					✓	✓				✓	✓							
16	✓	✓	✓					✓	✓	✓	✓	✓	✓	✓	✓						
17	✓	✓	✓	✓	✓	✓	✓	✓			✓				✓	✓					
18		✓	✓		✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
19		✓	✓	✓													✓	✓			
20	✓	✓	✓	✓													✓		✓		
21	✓	✓	✓	✓	✓							✓				✓	✓		✓	✓	
22			✓														✓		✓	✓	✓
SA	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22

✓ compatible

X incompatible

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There are obvious tensions between the need to ensure everyone has the opportunity to live in a good quality and affordable home (SA Objective 1) and both the need to conserve and enhance biodiversity (SA Objective 10) as well as the need to reduce greenhouse gas emissions (SA Objective 9). Notwithstanding the element of SA Objective 1, which refers to sustainably constructed homes, there will be a need to provide land for new homes which may also include greenfield sites (brownfield sites can also have biodiversity value) that will impact upon biodiversity and the provision of additional dwellings in the District will inevitably increase emissions of greenhouse gases both during construction and operation. Given the national importance of the provision of new homes this conflict is unavoidable but presents an opportunity to ensure consideration is given to mitigating the impacts as far as practicable through policy that protects the most important sites in terms of biodiversity, whether greenfield or brownfield and minimises the production of greenhouse gases.

Sustainability Appraisal: Background Paper 2

Sustainability Appraisal: Background Paper 2

SA Background Paper 2 SA of Plan Objectives

Spatial Plan Objectives

1. We will help manage countryside resources and assist in the development of the rural economy whilst protecting and enhancing recognised biodiversity and geodiversity attributes, in particular we will protect the internationally important sites of the Pevensey Levels and Ashdown Forest and other designated areas of bio and geodiversity. We will also protect, and will work with others to enhance and manage, the distinct landscapes of the District, particularly, but not exclusively, those nationally designated

2. We will ensure that the intrinsic quality of the historic environment is protected and that Wealden's environmental, heritage and cultural assets are used appropriately to assist tourism development and support inward investment

3. To help address the need for homes, to ensure the economic prosperity of the District and to support its residents and the changing requirements of residents in terms of size, type, tenure and location of homes, whilst protecting our valued environment we will provide for at least 9600 homes within Wealden from 2006 to 2030. The phased delivery of on average 400 dwellings per annum across the 24 year period of the strategy provides a realistic timeframe for the market to the deliver the housing, and is a rate that allows our communities to adjust to the growth and create mixed and balanced communities. This timescale also better provides for the timely delivery of necessary infrastructure. The majority of new housing will be accommodated within, or as sustainable extensions to existing towns, while allowing for limited growth within those villages capable of accommodating development in a sustainable fashion. Development will be focused in and around the settlements of Hailsham/ Hellingly, Polegate/ Willingdon/ Stone Cross and Uckfield to help stimulate investment in those centres, and, to varying but lesser degrees, in and around Crowborough and Heathfield to meet housing need

4. We will ensure the long term viability of our five principal towns by supporting a range of improvements compatible with their local retail and service functions and reflecting the scope that exists for physical change within their centres. This will include more substantial investment in Uckfield and Hailsham which will allow multi-agency planned and managed developments with improved business and community infrastructure, and with a range of new job opportunities

5. We will continue to work with East Sussex County Council and schools to meet the learning needs of local people, and to ensure that the local workforce has the necessary skills and facilities to be able to participate fully in local employment

6. In order to improve economic prosperity we will support the growth of the Wealden economy by helping existing companies to expand and develop. We will help improve the range of employment opportunities available and provide for an additional 40,000 sq. metres net of employment floorspace, to that already committed, and 17,000 sq. metres net of retail floorspace. There will be an increased opportunity for people to work close to where they live, to improve access to jobs, help reduce current levels of net out-commuting from Wealden and decrease the net out migration of 15 to 24 year olds. New jobs will make a positive contribution to the improved economic performance of Uckfield, Hailsham, Polegate and Willingdon and assist in tackling forms of deprivation caused by economic circumstances

7. We will encourage reduction of the need to travel by car by concentrating development where it can most closely relate to public transport opportunities, improving the offer of our towns in terms of retail, leisure and recreation and by making it easier to travel by more sustainable modes of transport. We want to see noticeable improvements in journey quality for those people making trips on foot, bicycle or by public transport

8. We will maintain and where appropriate enhance the effective network of villages which will continue to support the day to day needs of our rural communities, and which will accommodate some additional growth where this would be sustainable

9. We will ensure development takes full account (by mitigation or adaptation) of the likely forecast impacts of climate change including: minimising the emissions of greenhouse gases; the use of non-renewable energy and natural resources; and by encouragement of construction using sustainable techniques as far as practical

10. We will seek to ensure the safety of residents and reduce the economic impact of flooding events by avoiding the allocation of land for employment and housing growth in areas subject to medium and high flood risk, taking into account the predicted impact of climate change

11. We recognise the shortfalls in open space, leisure and recreational facilities identified within the District and will work with others to enhance the District's geodiversity and biodiversity by creating a coherent network of green infrastructure, especially in and around our towns, that can better support wildlife and reduce the impact of climate change as well as improving human health through increased accessibility

12. We will continue to work with partners to help ensure that Wealden remains a safe place, with levels of crime and disorder well below the national average,

and to achieve significant improvements in the safety records on Wealden's roads

13. We will encourage the development of high quality, safe and attractive living environments for communities in both towns and villages, while promoting local distinctiveness through good design in all new development. We want future built development to create spaces and places which are sustainable, distinctive and durable -places where people want to live. These will be expected to make a real contribution to addressing climate change issues and addressing the needs of the aging population

14. We will maximise the use of previously developed land for new development wherever possible, and make the most efficient use of existing resources, for example by ensuring housing densities are compatible with the particular location and by utilising existing capacity in infrastructure, services and facilities

15. We will ensure that the spatial strategy's infrastructure requirements are clearly identified and will work with partners to ensure that this is provided at the right time to support development. New development will be expected to contribute to strategic and local infrastructure requirements, through both on site facilities and financial contributions for off-site works. In some cases development will require to be phased to ensure delivery of necessary infrastructure to support proposed growth

Sustainability Appraisal of Spatial Plan Objectives

Plan Objectives	SA Objectives																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1	~	✓	~	~	~	~	~	~	~	✓	✓	~	~	~	~	~	✓	✓	~	~	~	~
2	~	~	~	~	~	~	~	~	~	~	✓	~	~	~	~	~	✓	✓	~	~	~	~
3	✓	✓	✓	~	✓	~	?	x	x	?	?	✓	x	~	~	~	✓	~	~	✓	✓	~
4	~	✓	✓	✓	✓	~	✓	?	?	~	✓	✓	?	~	~	~	✓	✓	✓	✓	✓	✓
5	~	✓	✓	✓	✓	~	~	~	~	~	~	~	~	~	~	~	✓	~	✓	✓	~	✓
6	~	✓	✓	✓	~	~	~	?	x	?	~	✓	x	~	~	~	✓	~	✓	✓	✓	✓
7	~	✓	✓	~	✓	~	~	✓	✓	~	~	✓	~	~	~	~	~	✓	~	~	✓	~
8	✓	✓	✓	~	✓	~	~	~	~	~	~	✓	~	~	~	~	✓	~	✓	~	~	~
9	~	~	~	~	~	✓	✓	✓	✓	✓	✓	~	✓	✓	✓	✓	~	~	~	~	~	~
10	~	~	~	✓	~	✓	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
11	~	✓	~	~	✓	✓	~	~	~	✓	✓	✓	~	✓	~	~	~	✓	~	~	~	~
12	~	✓	✓	✓	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
13	✓	✓	✓	✓	~	~	~	~	✓	~	✓	~	~	~	✓	~	~	~	~	~	~	~
14	~	~	~	~	✓	~	✓	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
15	✓	✓	✓	~	✓	~	~	~	~	~	~	~	~	~	~	~	✓	~	✓	~	✓	~

Comments and Recommendations

The Strategic Plan Objectives considered holistically have broadly beneficial effects for the Sustainability Objectives of the SA Framework, particularly the social and economic objectives. This is to be expected as the Plan Objectives are high level directions that guide the development of a Spatial Plan, which seeks to improve the opportunities and places for residents and future residents of the district. Given the imperative need to plan for future growth to address housing and employment needs there are some uncertain and some likely adverse effects for a number of the environmental SA Objectives. Plan Objectives 3 and 6 are likely to produce some adverse effects on the SA Objectives to 'reduce air pollution', to 'reduce greenhouse gas emissions' and to 'minimise waste' and are uncertain concerning their impacts on biodiversity and the countryside. This is not unexpected and mitigation is given in part through Plan Objectives that seek to conserve and enhance these assets as well as Objectives requiring sustainable construction techniques and the overall spatial emphasis of developing in sustainable locations in and around settlements that provide convenient access to services and facilities, negating wherever possible the need to travel by car. Further mitigation requirements are highlighted by this appraisal exercise and will be embedded in lower tier policies within the Core Strategy DPD as well as subsequent site-based DPD's and other documents within the LDF.

Town Objectives

Heathfield

1. Limited housing growth to provide for both affordable and market housing, meeting local needs which include the elderly and those people seeking to work in Heathfield and surrounding villages
2. Support some employment development (perhaps in mixed use developments) but in scale with size of town
3. Enhance town's function as a local service centre hub, providing jobs and services to people living within the town and outlying villages who rely on town for leisure, retail and health care provision
4. Create a more self-sufficient place, providing facilities for the less mobile, and improving leisure and youth facilities
5. Focus on increasing accessibility to the outlying villages, and to larger neighbouring towns served by public transport

Crowborough

1. Provide for market and affordable housing, including development for the elderly, at a scale consistent with its AONB location but balanced with the desire to support town centre regeneration aspirations
2. Focus development on land opportunities that exist between the urban area and the AONB boundary
3. Regeneration and revitalisation of the town centre in order to increase commercial activity, reduce vacancy rates and develop the range of choice available to visitors
4. Maintain the town's role and function as a local service centre meeting the needs of the residents and surrounding village communities, whilst recognising the continuing influence of Tunbridge Wells as an important provider of services and facilities (including retail, health and entertainment)
5. Support some limited employment development to increase local job choice and address localised unemployment, but in scale with population growth and acknowledging the historic trend of net out-commuting
6. Promote traffic management measures to reduce the impact of vehicular traffic on the town centre
7. Provide a framework for development which grasps the opportunities created by the proposed move of Wealden District Council offices from the town centre of Crowborough
8. Help promote the High Weald tourism interests of the town while protecting the character, appearance and functioning of the Ashdown Forest

Uckfield

1. Develop its role and function as a principal service centre for its local residents and surrounding communities, including Heathfield, especially for retail, jobs, leisure (including entertainment), education and healthcare
2. Reflect the focus in SE Plan by providing market and affordable housing to meet the needs of households seeking to live in Uckfield

3. Provide additional employment opportunities, in scale with the growth of population, for those living in Uckfield and surrounding areas, and support improved access to training facilities
4. Increase retail floorspace and support significant improvement of the town centre public realm, taking into account local environmental assets, including the local green network
5. Build on the momentum associated with Uckfield master planning
6. Address town centre highway issues by seeking to enhance highway capacity and ease congestion

Polegate

1. Retain the town as service centre to meet day-to-day needs of local residents primarily, while acknowledging function of Eastbourne as the main service provider in terms of retail, leisure and entertainment
2. Provide leisure facilities to meet the needs of the local population, including the less mobile
3. Provide market and affordable housing to help meet needs of the resident elderly, and households seeking to live and work in the Eastbourne and Polegate area, taking into account the limitations of the local service centre role and the dependency on Eastbourne and Hailsham for other facilities.
4. Protect the character and landscape value of the National Park and its surroundings, while promoting access
5. Provide employment opportunities at a more limited scale than perhaps envisaged in Triangle report/SE Plan, but which reflects local age composition and needs of those living within Polegate and Eastbourne
6. Support improvement of access to training facilities to help increase the skills base of the population, including the elderly

Hailsham

1. Develop its role and function as a principal service centre for its local residents and surrounding communities, especially for retail, jobs, leisure (including entertainment and youth provision), education and healthcare
2. Reflect the SE Plan strategy and seek to provide sufficient market and affordable housing to assist regeneration of the town
3. Provide additional employment opportunities sufficient to meet both the needs of Hailsham residents, and those living in a wider catchment area of the sub region
4. Hailsham, rather than Polegate, becomes the principal location for Triangle-related growth
5. Address issues of deprivation and unemployment in certain wards together with associated health issues, and support improved access to training facilities
6. Utilise the opportunity created by a single site District Council Office to assist town centre regeneration/revitalisation
7. Build on the momentum associated with Hailsham/Hellingly master planning

8. Increase retail floorspace and support a significant improvement of the public realm, taking into account local environmental assets
9. Increase public transport connectivity with Polegate and Eastbourne, especially utilising Polegate railway station
10. Ensure development addresses highway issues associated with the A271 and A27, as study evidence determines
11. Seek to protect the character, appearance and function of the Pevensey Levels and create a robust landscape structure around the town

Sustainability Appraisal of Town Objectives

Heathfield

Plan Objectives	SA Objectives																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1	✓	✓	✓		✓		?	X	X	?	?		X				✓			✓	?	
2		✓	✓	✓			?	X	X	?	?		X				✓		✓	✓	?	✓
3	✓	✓	✓	✓	✓							✓					✓		✓	✓	✓	
4	✓	✓	✓	✓	✓							✓				✓						
5			✓		✓							✓										

Comments and Recommendations

Growth and enhancement of the town as a service centre for outlying villages conflicts with the SA Objective 8 to reduce air pollution and ensure local air quality improves - sustainable travel strategy may address this

Housing and employment development may increase emissions of greenhouse gases - conflict with SA Objective 9 to reduce greenhouse gas emissions - mitigate through location choice and maximising regeneration opportunities and requirement for CHP, energy efficiencies, renewable energy

It needs to be ensured that new build housing schemes are focused on brownfield land wherever possible.

Potential for conflict with SA Objective 10 to conserve and enhance biodiversity - mitigated through the protection and enhancement of designated sites and maximising opportunities to ensure green linkages and green infrastructure are incorporated into development design.

Growth will increase waste generation - potential to conflict with SA Objective13 - mitigate through minimising construction waste, maximising recycling and composting opportunities.

May be able to reduce the potential conflicts through making Objectives 1 and 2 more spatially specific

✓ compatible

X incompatible

blank: no direct links

Crowborough

Plan Objectives	SA Objectives																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1	✓		✓				?	X	X	?	✓		X								✓	
2							X	X		X	✓	X										
3				✓	✓		✓			✓	✓	✓					✓	✓	✓		✓	✓
4			✓		✓												✓					
5		✓	✓					X	X	?	?	X					✓		✓	✓		✓
6		✓						✓				✓										
7 ?																						
8					✓						✓	?					✓	✓				

Comments and Recommendations

As above conflicts arise around planning for development and nature conservation interests, improving air quality, reducing emissions, reducing the need to travel by car and minimising waste. Specific conflicts may arise over the plan objective to focus development on land opportunities between the urban area and the AONB boundary as this area includes greenfield sites, areas abutting the Ashdown Forest and may also include good quality agricultural land - this objective could be made more specific to clarify which broad areas are concerned.
Objective 7 is not clear as to what this may entail - Objective could be made more specific.

✓ compatible

X incompatible

blank: no direct links

Uckfield

Plan Objectives	SA Objectives																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1		✓	✓	✓	✓												✓	✓	✓	✓	✓	✓
2	✓	✓	✓		✓	?	?	X	X	?	?		X							✓		
3		✓	✓	✓	✓	?	?	X	X	?	?		X				✓		✓	✓		✓
4			✓	✓	✓	?	✓	X	X	✓	✓	?	X				✓	✓	✓		✓	
5																						
6					✓			✓				X									✓	

Comments and Recommendations

As above conflicts arise around planning for development and nature conservation interests, improving air quality, reducing emissions, reducing the need to travel by car and minimising waste.

Mitigate the potential adverse impacts on air quality through sustainable travel management - consider the value of an objective concerning promoting sustainable transport

✓ compatible

X incompatible

blank: no direct links

Polegate

Plan Objectives	SA Objectives																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1																						
2		✓	✓	✓	✓													✓				
3	✓	✓				?	?	X	X	?	?											
4					✓						✓							✓				
5		✓	✓			?	?	X	X	?	?	X					✓		✓	✓		
6		✓	✓		✓												✓			✓		

Comments and Recommendations

As above conflicts arise around planning for development and nature conservation interests, improving air quality, reducing emissions, reducing the need to travel by car and minimising waste.

Mitigate the potential adverse impacts on air quality through sustainable travel management - consider the value of an objective concerning promoting sustainable transport

Add spatial information to the objectives to provide development to identify other conflicts/benefits.

✓ compatible

X incompatible

blank: no direct links

Hailsham

Plan Objectives	SA Objectives																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1		✓	✓		✓							X					✓	✓	✓	✓	✓	✓
2	✓	✓	✓			?	?	X	X	?	?		X	?						✓		
3		✓				?	?	X	X	?	?		X				✓		✓	✓		✓
4						?	?	X	X	?	?		X				✓		✓	✓		✓
5		✓	✓	✓	✓												✓		✓	✓		✓
6					✓																✓	
7		✓			✓																	
8			✓	✓	✓	?	✓	X	X	✓	✓	?	X				✓	✓	✓		✓	
9			✓		✓			✓	✓			✓					✓	✓			✓	
10								✓				X					✓					
11						✓				✓	✓			✓								

Comments and Recommendations

As above conflicts arise around planning for development and nature conservation interests, improving air quality, reducing emissions, reducing the need to travel by car and minimising waste.

Mitigate the potential adverse impacts on air quality through sustainable travel management - consider the value of an objective concerning promoting sustainable transport

Add spatial information to the objectives to provide development to identify other conflicts/benefits

✓ compatible

X incompatible

blank: no direct links

Summary for SA of the Town Objectives

The Plan Objectives for the towns are broadly compatible with the social and economic SA Objectives and no major conflicts are highlighted. There is potential however for conflicts with the environmental SA Objectives, which seek to protect and enhance environmental assets, where the plan objectives promote growth and development.

There are plan objectives for the towns which specifically focus on protecting and enhancing aspects of the natural and built environment. However, as can be seen with internal compatibility testing of the SA Objectives, the internal compatibility of the suit of plan objectives would highlight broadly similar conflicts between social and economic growth aspirations and the enhancement of environmental assets.

The following bullets describe the somewhat inevitable potential conflicts that arise when testing the Plan Objectives for the towns with the SA Objectives. Where applicable mitigation measures are suggested for reducing the magnitude of conflict.

- Housing and employment development may lead to increased land intake which long term may have a negative impact upon the environment. It needs to be ensured that new build housing schemes are focused on brownfield land wherever possible (SA Objective 7). Potential for conflict with SA Objective 10 to conserve and enhance biodiversity - mitigated through the protection and enhancement of designated sites and maximising opportunities to ensure green linkages and green infrastructure are incorporated into development design.
- Housing and employment development may increase emissions of greenhouse gases - potential for conflict with SA Objective 9 to reduce greenhouse gas emissions - mitigate through location choice and maximising regeneration opportunities and requirement for CHP, energy efficiencies, renewable energy
- Housing and employment development as well as new services and facilities, including new retail floorspace, will result in additional waste being generated and therefore a potential conflict arises with part of SA Objective 13 - to minimise waste. Potential to be compatible with this SA Objective in terms of maximising the re-use of materials, recycling and composting and thereby minimising the quantity of additional new waste being produced. Strong requirements to minimise construction waste will be important in reducing cumulative effects of development across the district.
- Encouraging economic growth is likely to result in an increase in car use and may conflict with SA Objective 12 to reduce the need to travel by car - however the effects can be mitigated to some extent by promoting and

ensuring alternative methods of transport as well as by the choice of location.

- Possible tensions may arise between the need for growth in housing and employment, the regeneration of town centres and the provision of new services and facilities and the SA Objective to conserve and enhance the district's landscape, historic and built environment and best and most versatile agricultural land. Mitigation through the choice of location, landscaping and screening and the use of top quality design and materials
- Growth and enhancement of the towns as service centres for their residents and those of surrounding and outlying villages may present conflicts with the SA Objective 8 to reduce air pollution and ensure local air quality improves. Such enhancement of service centres is likely to result in an increase in people using them and consequently an increase in levels of commuting both within the towns and to and from the outlying settlements with commensurate increase in transport emissions and air pollution. Mitigation is through sustainable travel management plans for the towns including improvements to public transport systems and public rights of way.

Sustainability Appraisal: Background Paper 3

SA Background Paper 3 SA of the Rural Settlement Hierarchy

Part 1:Sustainability Appraisal of Rural Settlements in the South of the District

Introduction

The rural settlements in the south of the district have been placed in a settlement hierarchy according to their accessibility and their relative self-sufficiency in terms of services and facilities. Settlements in this hierarchy have now been subject to Sustainability Appraisal using the SA Framework to determine their relative sustainability for accommodating future growth. This assessment incorporates their development potential (housing land potential as identified through the SHLAA work) as part of the assessment. The detailed appraisal can be found in Appendix 1 (page 5).

This section focuses on the results of that appraisal drawing together a hierarchy of the settlements in sustainability terms and analyses the disparities between the settlement hierarchy and the sustainability hierarchy. Economic data is still pending so the analysis so far focuses on the environmental and social objectives.

Methodology

The table below presents the results of the SA by social, environmental and economic categories. The order in which villages appear in this list is derived from the summary of the detailed appraisal, which can be found in Appendix 2 (page 83). The summary just focuses on the assessment score of beneficial, adverse or neutral effects of potential for growth in the villages.

The assessment scores for each village in the each category are then aggregated in order to broadly understand their overall performance in social terms, environmental terms and economic terms. Of course sustainability is the balance of these three categories, but sometimes social and economic opportunities will need to be furthered at the expense of some environmental issues, which will then need to be mitigated where possible or compensated for in other areas. Of course in other cases environmental issues will be so important that economic and social opportunities might be limited. In understanding the opportunities and constraints through Sustainability Appraisal decisions can be made on a more informed basis and opportunities to enhance and mitigate the outcomes can be better understood.

This method of assessing the sustainability of a village by totting up positive and negative scores is relatively crude and by no means presents a definitive understanding of all aspects and dynamics of a village. It is merely a tool to

obtain a quick overview of the relative current sustainability of the villages in light of their potential to accommodate new housing growth and highlight where attention might need to be focused in delivering such growth to ensure the appropriate balance of social, environmental and economic aspects.

Results

Settlement Hierarchy		Sustainability Hierarchy					
		Social		Environmental		Economic	
1	Stone Cross	1	Stone Cross	1	Stone Cross	7	East Dean
2	Herstmonceux	7	East Dean	3	Ninfield	9	Westham
3	Ninfield	2	Herstmonceux	12	Windmill Hill	14	Alfriston
4	Pevensey	3	Ninfield	8	Lower Horsebridge	1	Stone Cross
5	Pevensey Bay	4	Pevensey	6	Berwick Station	15	Upper DIcker
6	Berwick Station	5	Pevensey Bay	17	Selmeston	5	Pevensey Bay
7	East Dean	14	Alfriston	11	Magham Down	6	Berwick Station
8	Lower Horsebridge	15	Upper Dicker	15	Upper Dicker	4	Pevensey
9	Westham	13	Berwick	9	Westham	10	Hellingly
10	Hellingly	6	Berwick Station	13	Berwick	3	Ninfield
11	Magham Down	9	Westham	5	Pevensey Bay	8	Lower Horsebridge
12	Windmill Hill	11	Magham Down	10	Hellingly	2	Herstmonceux
13	Berwick	16	Ripe	2	Herstmonceux	13	Berwick
14	Alfriston	17	Selmeston	16	Ripe	11	Magham Down
15	Upper Dicker	10	Hellingly	7	East Dean	12	Windmill Hill
16	Ripe	12	Windmill Hill	14	Alfriston	16	Ripe
17	Selmeston	8	Lower Horsebridge	4	Pevensey	17	Selmeston

Social Aspects

The range of services and facilities each settlement has, combined with the development potential largely governs the assessment against the social objectives. Other factors include the vibrancy of the settlement, however the information relating to this is less consistent, although that in itself may be an indicator of the settlements vibrancy as those that score positively in this respect tend to have village websites highlighting the range of social activities available.

Anomalies between the settlement hierarchy and SA social hierarchy include East Dean, Alfriston and Upper Dicker featuring higher up the hierarchy in SA terms. This anomaly arises in part due to the positive effect for the social inclusion objective and the apparent vibrancy of these settlements coupled with a good range of services and facilities. Lower Horsebridge features lower in the SA hierarchy than the settlement hierarchy in terms of social aspects this is due

to there being no land potential for housing development, whilst there is an identified affordable housing need, coupled with a lack of health facilities, basic facilities and community facilities.

Environmental Aspects

As we are assessing rural settlements that are all surrounded by and have public rights of way into the countryside they all score positively for improving access to the countryside. A point to note here is that the 'access to the countryside' SA Objective also seeks to conserve and enhance the countryside. Improving people's access to the countryside may seem diametrically at odds with conserving and enhancing the countryside and this may be particularly acute in the AONB for example. For the purposes of this assessment it is considered that the particular sighting of development as well as high quality design and construction should ensure that that landscape qualities and the objectives of the AONB are maintained. If this objective were to become two separate, one on a more social tip to improve access to the countryside and one in the environmental category to conserve and enhance then settlements would perhaps score differently depending on their location in or outside the AONB.

Those settlements with land potential score positively for flood risk as such land has been identified that is away from areas of flood risk and therefore development would be contributing to reducing flood risk by placing more people in areas of low risk.

The performance against a number of the SA environmental objectives will depend upon implementation, but should be broadly generic across all the settlements. For example promoting energy efficiency, promoting renewable energy, reducing emissions of greenhouses gases and minimising waste and promoting the waste hierarchy will depend upon district wide policies requiring sustainable building practices.

At this stage of SA work on the rural settlements, performance against the SA Objective to reduce air pollution has been marked neutral equally for all settlements. The Objective is 'to reduce air pollution and ensure local air quality continues to improve'. Without further implementation detail in terms of quantity and type of development and the opportunities that different development might bring, it is not considered likely that growth in rural settlements will generally contribute to achieving this objective. Some links can be drawn between accessibility, self-sufficiency and potential for reducing air pollution but the particular location of a settlement, the level and type of development proposed and the habits of residents in rural settlements can all also be a factor.

Anomalies with the settlement hierarchy include Windmill Hill and Selmeston featuring much higher in the SA environmental hierarchy. A reason for

settlements performing better in the sustainable environmental hierarchy than the settlement hierarchy is due to proximity of settlements to sites designated for nature conservation importance and also a settlement's resources in terms of local produce and its ability to contribute to reducing the impact of consumption of resources. Settlements that feature lower in the SA environmental hierarchy than in the settlement hierarchy are Pevensey Bay, Pevensey, Herstmonceux and East Dean. The main issues here are concerning water; waste water capacity in the case of Herstmonceux, water quality and hydrology issues for Pevensey and East Dean and flood risk for Pevensey and Pevensey Bay. The potential for greenfield land development is also a concern and biodiversity issues for Pevensey and East Dean.

Economic Aspects

Data for economic assessment is less consistent than that available for environmental and social assessment. Nevertheless the assessment has been carried out using parish data where possible for educational attainment and household income; available information on tourist attractions and accommodation, employment opportunities and the presence of business areas. Anomalies include East Dean, Westham, Alfriston and Upper Dicker featuring higher in the SA economic hierarchy than the settlement hierarchy, due to the presence of business areas, a strong tourist economy and above average household income averages. Ninfield and Herstmonceux feature lower in the SA economic hierarchy due to rural prosperity concerns arising from below average household incomes.

Conclusions

It can be concluded that on balance the settlement hierarchy represents a broadly appropriate ranking of settlements when the issues of environment, social and economic factors are considered holistically. There are however three anomalies of note, where the SA findings indicate the settlement may be more or less sustainable relative to the others in the hierarchy. Herstmonceux features lower down the sustainability rankings than in the settlement hierarchy, the appropriate place in SA terms would be around the 9th /10th most sustainable settlement. This ranking difference arises due to the poorer economic and environmental performance in SA terms balanced by a strong social performance due to the availability of local health and community services and facilities. The environmental performance of Herstmonceux in SA terms is scored low in part due to the wastewater treatment capacity issue, which is being resolved and could therefore be mitigated in SA terms. Alfriston and Upper Dicker rank better in SA terms than the settlement hierarchy indicates and would feature around positions 8 / 9 in the SA hierarchy of settlements. Alfriston does have environmental constraints that may result in smaller development being directed to it than the social and economic conditions would imply could be reasonable. Upper Dicker's lack of health facilities should be a consideration when directing new development to this village. The reasons for discrepancies between the SA

and Settlement hierarchies can in part be contributed to the relatively crude method of appraisal; full detailed studies of all the settlements would be required to more accurately assess their relative sustainability, which is not practicable, for this strategic level of assessment.

APPENDIX 1

DETAILED SUSTAINABILITY APPRAISAL

The settlement hierarchy, based upon the combination of accessibility and self-sufficiency, can be considered within the wider context of sustainability appraisal including social, economic and environmental constraints and opportunities in order to help inform the appropriate level of future development.

Information on accessibility and self-sufficiency go some way to answering some of the sustainability criteria, the work on development potential including affordable housing need, housing land potential and Parish Council aspirations meet others, but there are further aspects we can review in order to provide as complete a picture as possible on the level of growth that might be sustainable for individual settlements. Housing land potential takes into account flood risk and does not include land in flood risk areas.

Other aspects for consideration include:

Environmental

- Landscape constraints (AONB, Countryside Gap, registered buildings, parks & gardens) & opportunities (regeneration potential)
- Visual impacts (prominence in landscape, aspect in relation to protected buildings, sight lines etc)
- Ecological/conservations issues (protected designated sites – local, national, international, green network)
- Air quality – potential for deterioration
- Groundwater protection zones

Social

- Cultural and religious facilities
- Green and open space and leisure facilities
- Crime and fear of crime

Economic

- Vibrancy of settlement centre / retail / employment / business

Using the information described above we can assess the settlements using the SA Framework, which will highlight the particular strengths and weaknesses of

the settlements in sustainability terms and identify opportunities where improvements can be delivered through appropriate sensitive development.

✓ = Compatible with SA Objective

X = Incompatible with SA Objective

~ = Neutral or not relevant to SA Objective

? = Unclear, further information required

Settlement: Stone Cross - A self sufficient settlement, with the exception of a secondary school provision, with a centre containing shops and facilities, with very good accessibility to Eastbourne (1 of 17 in settlement hierarchy) **Development potential assessed as very high**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	✓	Very high housing development potential (1000) sufficient to meet identified affordable housing need (68)
2. Health	✓	Stone Cross Surgery - modern, compliant, purpose built premises offering general medical services, associated contracted Pharmacy services and a Dental practice offering services to NHS patients. With room for further expansion. Playing fields and multi-functional green space
3. Social inclusion	✓	Self sufficient, with exception of secondary school provision, with very good accessibility. A number of local, social activities and clubs including residents associations.
4. Crime	~	No known issues
5. Accessibility	✓	Settlement self-sufficient and has primary school provision; GP service; dentist; dispensary; convenience store; community hall; place of worship; public house; and locally significant employment opportunities. Limited range of shops, however, development of the area may assist in increasing the range and creation of a larger neighbourhood. Very Good Accessibly - Frequency of 30 minutes or less and duration of travel of 30 minutes or less by public/ sustainable transport.
Environment		
6. Flood risk	✓	Some flood risk issues, but considered and land removed through the SHLAA process.
7. Re-use Land	~	There are some opportunities to re-use previously developed land but there is also a large amount of development potential associated with agricultural land.
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future

		development potential. Accessibility described as very good, opportunities for sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	?	Pevensey Levels SSSI and Ramsar site is within 2km to the north east of Stone Cross. Mountney Levels within 1km to the south east - drainage connections with Pevensey Levels. Potential for impacts on hydrology and biodiversity.
11. Countryside	?	Much of the available land potential is on agricultural land. 1066 Country Walk passes near Stone Cross providing access through the countryside to Battle. No Conservation Area.
12. Travel	✓	Very Good Accessibly - Frequency of 30 minutes or less and duration of travel of 30 minutes or less by public/ sustainable transport. Opportunities for sustainable travel modes and reducing the need to travel by car should be explored.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	Waste water currently drains to Eastbourne, which appears to have capacity for the SHLAA sites, however, Southern Water have expressed that significant development in Westham should drain to the limited Hailsham works. Groundwater vulnerability high for nearby Pevensey Levels.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	✓	St Luke's Community Market (weekly) "Supporting local farmers, artists & crafts people while reducing food miles". Friday Street Farmers - organic producers of

		meat. Stone Cross Windmill - mill-ground wholemeal flour. Wikaniko - eco-friendly cleaning products, biodegradable bags, energy-saving gadgets, organic toiletries & cosmetics. J.C.J. Pottery a working craft pottery. Sharnfold Farm pick your own, farm shop and fishery.
Economic		
17. Rural prosperity	(✓)	Parish data: average household income in 2009 is £41,258 compared to £38,296 for Wealden
18. Tourism	~	Local attractions: J.C.J. Pottery a working craft pottery; Shinewater Park; Stone Cross Windmill. Holiday accommodation - Glyndley Manor Cottage Estate
19. Employment	(✓)	Locally significant employment opportunities
20. Workforce	(✓)	There is a nursery and primary school in Stone Cross. Parish data: 54.7% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a rise of 6.6% from 2005 whereas the Wealden average rose 2.7%.
21. Centre	~	
22. Economy	~	No business area

Settlement of Stone Cross SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Stone Cross is an expanding residential settlement situated on a pronounced east-west ridge of high ground at the crossroads of the old A27 Dittons Road/Rattle Road with Hailsham Road and Lion Hill. The new A27 Pevensey Bypass lies to the north and has considerably reduced the amount of traffic passing through Stone Cross. The settlement performs exceptionally well in relation to assessment against the social objectives in part due to the very high housing development potential and due to it's good range of services and facilities coupled with very good accessibility to Eastbourne. Environmentally speaking due to it's good accessibility by public transport it performs well against the objective to reduce the need to travel by car. Whilst there are some flood risk issues for the area the land identified as potential for housing development are located outside of areas of high risk. Economically there is potential for creating local employment through a balance of employment premises alongside new housing development, proximity to Eastbourne also

means access to a wider range of jobs and employment opportunities is available.

Settlement: Herstmonceux - Relatively self sufficient with a centre containing shops and facilities, with fair accessibility to Hailsham. (2 of 17 in settlement hierarchy) **Development potential assessed as moderate**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	?	Affordable housing need relatively high (50), but land potential is such (145) that need could be addressed, however other limiting factors (namely wastewater capacity) could restrict delivery to 40 units.
2. Health	✓	GP practice has some capacity. Playing pitches and multi-functional green space available locally.
3. Social inclusion	✓	Relatively Self Sufficient Settlement: primary school provision; GP service; dispensary; convenience store; community hall; public house; and locally significant employment opportunities. A number of clubs and societies.
4. Crime	~	No known issues
5. Accessibility	✓	Relatively self-sufficient with access to a range of services and facilities including employment.
Environment		
6. Flood risk	✓	Land potential identified is not in flood risk area
7. Re-use Land	(X)	Land identified is greenfield
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility described as good, opportunities for sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Within 2km of the Pevensey Levels SSSI and Ramsar site and Herstmonceux Park SSSI, potential for impacts on hydrology

		and biodiversity.
11. Countryside	✓	A number of public rights of way facilitating access to the countryside. No Conservation Area.
12. Travel	✓	A relatively self sufficient settlement with good accessibility - frequency of 30 minutes or less and duration of travel of 30 minutes or less by public/ sustainable transport, with exception to access to town centre being frequency between 31 minutes and an hour.
13. Waste	✓	Inert waste transfer station at Sandbanks, Chilsham Lane - potential for dealing with construction waste locally? There are recycling bins in the car park in Herstmonceux village, behind the Woolpack Inn.
14. Water	X	Waste water capacity 40 dwellings. May not be able to increase capacity due to the impact on the Pevensey Levels. Groundwater vulnerability high for nearby Pevensey Levels.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	✓	Greenway Fruit Farm. Merryweather's Farm, Chilsham Lane, environmental gardens project creating six acres of productive & ornamental gardens, with emphasis on sustainable self-sufficiency and the needs of wildlife. Small nursery selling unusual range of herbs, wild flowers, edible and cottage garden plants. Flowers Green Plants and Flowers Green Nursery both grow and sell a variety of plants including vegetable and herb plants.
Economic		
17. Rural prosperity	(X)	Parish data: average household income in 2009 is £37,618 compared to £38,296 for Wealden.
18. Tourism	✓	Herstmonceux Castle - a brick built Tudor castle opens its grounds and gardens for visitors. The Observatory Science Centre -

		former site of the Royal Greenwich Observatory runs exhibitions (over 100 interactive exhibits) and workshops. Big Ski Tipi holidays - site is opposite the castle
19. Employment	(✓)	Locally significant employment opportunities
20. Workforce	X	There is a primary school in Herstmonceux. Parish data: 42.9% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a decline of 12.7% from 2005 whereas the Wealden average rose 2.7%.
21. Centre	~	
22. Economy	~	No business area

Settlement of Herstmonceux SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Herstmonceux lies on a low lying ridge on the southern edge of the High Weald Area of Outstanding Natural Beauty. The surrounding countryside is gently undulating and of high scenic quality. To the south the land falls away to the Pevensey Levels, over which far reaching views extend. Local shops and services are boosted by tourist attractions in the village and the surrounding area. These and other businesses are important providers of employment and assist the vitality of the village. The settlement performs well in the assessment against social objectives due to it's level of services and facilities, it would be able to improve its score here if limiting factors such as wastewater treatment works capacity were overcome and the full potential of available housing land potential could be realised. Environmentally land identified is outside of flood risk area and good accessibility to services, facilities and the countryside result in a positive performance. The water quality objective assessment is currently adverse and this is related to the wastewater treatment capacity issues. Economically tourism and employment objectives offer potential for beneficial impacts, whilst rural prosperity is showing residents household income is below the district average - any development would need to ensure employment opportunities were improved where possible.

Settlement: Ninfield: A relatively self sufficient settlement with fair accessibility to Bexhill (3 of 17 in settlement hierarchy) **Development potential assessed as moderate with potential to improve**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**

Social		
1. Housing	✓	Housing need assessed as 23 and housing land potential identified as 620 - offering significant potential to meet the housing need.
2. Health	✓	Doctors surgery with capacity available locally (no dentist or dispensary). Playing pitches and multi-functional green space.
3. Social inclusion	~	Primary school provision; GP service; convenience store; community hall; public house
4. Crime	~	No known issues
5. Accessibility	✓	Relatively Self Sufficient Settlement: primary school provision; GP service; convenience store; community hall; public house; place of worship; and locally significant employment opportunities. Frequency of between 31 minutes and 1 hour and duration of travel of 30 minutes or less by public/ sustainable transport.
Environment		
6. Flood risk	✓	Land potential identified is not in flood risk area
7. Re-use Land	✓	Land potential identified includes previously developed land (as well as greenfield)
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility described as good, opportunities for sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Ashburnham Park SSSI is within 2km to the north west of Ninfield. Pevensey Levels SSSI and Ramsar site is just over 2km to the south west. High Woods SSSI is approximately 2km to the south.
11. Countryside	✓	A number of local rights of way extend into the surrounding countryside, Ninfield is in the AONB and has no conservation area.

12. Travel	~	Fair Accessibility - Frequency of between 31 minutes and 1 hour and duration of travel of 30 minutes or less by public/ sustainable transport. A number of services and facilities available locally but not all basic needs met within the village so need to travel outside of the village - public transport facilities and distance from other towns in Wealden are likely to encourage car use.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	No current waste water capacity, unknown constraints to increasing capacity
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	~	A monthly farmers market
Economic		
17. Rural prosperity	(X)	Parish data: average household income in 2009 is £34,180 compared to £38,296 for Wealden
18. Tourism	~	Ninfield Holiday Cottages
19. Employment	~	No business area. Data not available for locally significant employment
20. Workforce	✓	There is a primary school in Ninfield. Parish data: 66.7% of pupils in 2005 attained 5 or more passes at GCSE (A*-C) compared to 47% Wealden average. No data for 2006.
21. Centre	~	
22. Economy	~	No business area

Settlement of Ninfield SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Ninfield lies in an elevated position along the crest of a ridge. The surrounding countryside is gently undulating and of high scenic quality, emphasised by the designation of countryside immediately to the north-west of the village as part of the High Weald Area of Outstanding Natural Beauty. To the southwest, the

land falls away towards the Pevensey Levels. A large amount of housing land potential identified for Ninfield alongside it's relatively wide range of services and facilities ensure a positive performance against the social objectives. Social inclusion assessment could be better if more were known about local vibrancy, clubs, groups and activities. Environmentally, land identified for development is outside areas of flood risk and includes previously developed land access to the countryside is good and accessibility is fair, however the range of services and facilities within the settlement helps to reduce the need to travel. Economically the parish within which Ninfield lies has an average household income substantially below the Wealden average. Academic achievement at GCSE level is above the district average and there is a primary school. No business area is present. Any new development should ensure opportunities to improve access to employment is taken.

Settlement: Pevensey: A settlement that does not meet the facilities criteria, with very good accessibility to Eastbourne (a regional centre). Pevensey contains a tourism attraction and a small number of specialist shops (4 of 17 in hierarchy) **Development potential assessed as low**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	X	Affordable housing need assessed as relatively high - 81 with no housing land potential identified
2. Health	(✓)	Doctors and dispensary available locally - capacity not known. Playing pitches and multi-functional green space available locally. Limited potential to meet identified affordable housing need.
3. Social inclusion	✓	There are a number of voluntary organisations & societies, settlement has a good range of services and facilities and very good accessibility and public transport links
4. Crime	~	No known issues
5. Accessibility	✓	settlement has a good range of services and facilities and very good accessibility and public transport links
Environment		
6. Flood risk	X	Pevensey is in a flood risk area, it suffers from flooding through overland flow. No land is identified.
7. Re-use Land	~	No land is identified

8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility described as good, opportunities for sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	X	Pevensey is partially enclosed by the Pevensey Levels SSSI and Ramsar site and the boundary of the designated area abuts the village. The Pevensey Levels National Nature Reserve is less than 1km to the north east.
11. Countryside	✓	The 1066 Country Walk runs through Pevensey and extends through countryside to Battle, other local walks traverse the surrounding countryside to Pevensey Bay and the sea. National Cycle Route 2 from Brighton to Camber passes through Pevensey, as does National Route 21 - the Downs and Weald Cycle Route. There is a conservation area described as Pevensey and Westham
12. Travel	✓	Very Good Accessibly - Frequency of 30 minutes or less and duration of travel of 30 minutes or less by public/ sustainable transport. Access to two train stations locally - Pevensey and Westham and Pevensey Bay. Opportunities to encourage travel by sustainable modes.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	X	The Levels have an extremely complex hydrological regime due to progressive land reclamation and drainage improvements, necessitated by agricultural intensification and the subsequent need for flood control. Water quality has declined over time and some of the main channels have become eutrophic. Improved water level management has been made possible largely by the modification of

		existing sluices and construction new ones, together with better management of abstraction for public water supply. Groundwater vulnerability high for the Pevensey Levels.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	~	Montague Hankham Organic Farm produces organic beef, lamb, pork and poultry
Economic		
17. Rural prosperity	X	Parish data: average household income in 2009 is £29,180 compared to Wealden £38,296
18. Tourism	✓	With a history stretching back over 16 centuries, Pevensey Castle chronicles more graphically than any other fortress the story of Britain's south coast defences. Priory Court Hotel in the heart of the town. 1066 Country Walk runs through Pevensey. Pevensey Courthouse Museum - this museum is situated in the old 16th century Courthouse, complete with two cells downstairs.
19. Employment	~	No business area. Data not available for locally significant employment
20. Workforce	(✓)	There is a primary school in Pevensey. Parish data: 44% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a rise of 9.2% from 2005 whereas the Wealden average rose 2.7%.
21. Centre	~	
22. Economy	~	No business area

Settlement of Pevensey SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Pevensey is a small historic village located on the edge of the Coastal Levels. By virtue of Pevensey Castle and its proximity to the coast, the village attracts large numbers of visitors. Consequently, it has a range of facilities catering for local needs and tourists. However, the village itself remains essentially

residential in nature. There is a high affordable housing need in Pevensey and no land identified as suitable in terms of house-building to meet such a need, flood risk is the biggest constraint to new housing development in Pevensey. Accessibility to services and facilities is good and vibrancy of the settlement is good including a range of societies, clubs, groups and activities. Environmentally Pevensey does not perform well in terms of potential for development, there are serious flood risk concerns and the Pevensey Levels Ramsar site closely surrounds the eastern side of the settlement, raising concerns for biodiversity and water quality. Reducing the need to travel has potential for beneficial effects through good public transport links. Economically, the Parish data shows household income is second lowest of all parishes in the district and falls some way below the next parish. Tourism offers good economic potential, but there is no local business area or locally significant employment opportunities.

Settlement: Pevensey Bay: A settlement which is relatively self sufficient but without a primary school, which is located within neighbouring Eastbourne, with a centre containing a number of shops and tourist accommodation with very good accessibility to Eastbourne (5 of 17 in settlement hierarchy) **Development potential assessed as low**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	X	Affordable housing need assessed as relatively high - 81 with no housing land potential identified
2. Health	(✓)	Doctors surgery and dispensary available locally (capacity unknown). No playing pitches locally but there is local access to multi-functional green space. Limited potential to meet identified affordable housing need.
3. Social inclusion	✓	There are a number of voluntary organisations & societies, settlement has a good range of services and facilities and very good accessibility and public transport links
4. Crime	~	No known issues
5. Accessibility	✓	settlement has a good range of services and facilities and very good accessibility and public transport links
Environment		
6. Flood risk	X	Pevensey Bay is at risk of tidal flooding - EA position is to hold the line of the flood

		defences. No land is identified.
7. Re-use Land	~	No land is identified
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility described as good, opportunities for sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Pevensey Levels SSSI and Ramsar site is situated less than 1km to the north. Pevensey Levels NNR is less than 2km to the north and north east.
11. Countryside	✓	Local walks to the Levels and Pevensey circular walks and to pick up the 1066 Country Walk. Can walk between Normans Bay and Beachy Head via Pevensey Bay. Not in the AONB, there is no conservation area but there are two Martello Towers constructed in 1806 and now protected.
12. Travel	✓	Services and facilities available locally. Very Good Accessibly - Frequency of 30 minutes or less and duration of travel of 30 minutes or less by public/ sustainable transport. Access to train station locally - Pevensey Bay. (Pevensey and Westham also accessible). Opportunities to encourage travel by sustainable modes.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	Water quality and management issues associated with nearby Pevensey Levels, groundwater vulnerability high for nearby Pevensey Levels.; also relevant to ensure no deterioration in bathing water quality.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code

		for Sustainable Homes - Code Level 6.
16. Local Resource	~	Weekly market - Pevensey Bay Country Market. Pevensey Bay Village Market Held on the 2nd Saturday in every month
Economic		
17. Rural prosperity	X	Parish data: average household income in 2009 is £29,180 compared to Wealden £38,296
18. Tourism	✓	Fairfields **Farm** Camping & Caravan Park. Martello Beach holiday park. The beach and it's tourist facilities. Pevensey Bay Sailing Club; Pevensey Bay Aqua Club.
19. Employment	✓	Business area and locally significant employment opportunities
20. Workforce	(✓)	There are no schools in Pevensey Bay. Parish data: 44% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a rise of 9.2% from 2005 whereas the Wealden average rose 2.7%.
21. Centre	~	
22. Economy	✓	Business area.

Settlement of Pevensey Bay SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Pevensey Bay has developed along a gently curving bay there are far-reaching views both along the coast towards Eastbourne and Hastings, and inland across the low-lying countryside of the Coastal Levels to the Herstmonceux ridge. The settlement mainly comprises inter-War bungalow development, much of it set on an exposed shingle bank along the sea-front, but with further estate development extending inland onto the low-lying Levels. Two Martello towers, constructed in 1806 as a Napoleonic coastal defence, form distinctive landmarks within the village. To the west of Pevensey Bay, several large caravan and camping sites are located either side of the A259 Eastbourne Road, reflecting the area's popularity with holidaymakers during the summer months. In SA terms Pevensey Bay has a poor performance against the housing and health objectives in large part due to the lack of identified housing land and an inability to meeting affordable housing need, which is relatively high. Social inclusion and accessibility objectives receive a positive assessment due to very good public transport links and a reasonable range of local services and facilities. Environmentally flood risk issue heavily constrain the ability of the settlement to accommodate housing development and the risk of tidal flooding will need to be managed into the future - the EA position is to hold the line of the flood defences in line with climate change. Accessibility to the countryside is good through the settlements beachside location and proximity to the Levels and both local and

long range walks radiating from the village. The travel objective also receives a positive assessment due to the very good public transport links. Economically the settlement has a low average household income compared to other parishes in the District and so performance against the rural prosperity objective is negative, however the strong tourist economy results in genuine employment and business opportunities albeit on a seasonal basis. Proximity to and transport links with Eastbourne also help the local economy and workforce.

Settlement: Berwick Station: A settlement with basic facilities and fair accessibility (6 of 17 in settlement hierarchy) **Development potential assessed as moderate**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	✓	Affordable housing need not identified - housing land potential 200.
2. Health	X	No health facilities available in Berwick Station. Children's play space and playing pitches are available locally.
3. Social inclusion	(X)	Only facilities available locally include a convenience store, public house and community hall, there are no schools, health facilities, post office, library or place of worship.
4. Crime	~	No known issues
5. Accessibility	(✓)	There is a convenience store, public house and community hall in Berwick Station - all other services must be reached by travelling outside of the village. There is a railway station for access to Polegate and Eastbourne to the east and Glynde and Lewes to the west.
Environment		
6. Flood risk	(✓)	Housing land potential is land outside the areas of flood risk. Possible requirement for FRA due to proximity to Arlington Reservoir to establish risk of flooding from this artificial water body.
7. Re-use Land	✓	Land available includes previously developed land and therefore contributes to this objective.
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility described as good, opportunities for

		sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	(X)	Arlington Reservoir SSSI and LNR 500m to the north east. Milton Gate Marsh SSSI 1km to the south east.
11. Countryside	(✓)	Vanguard Way footpath passes through Berwick Station and the South Downs Way runs to the north, the Arlington Reservoir LNR is within walking distance. Land identified for development is agricultural may be adverse impact if land is 1,2 or 3a classification.
12. Travel	(✓)	There is a railway station for access to Polegate and Eastbourne to the east and Glynde and Lewes to the west. Frequency of 30 minutes or less and duration of travel of 30 minutes or less by public/ sustainable transport, with exception to access to town centre being frequency between 31 minutes and an hour.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	Arlington reservoir nearby, need to ensure no adverse effect on water quality. Groundwater vulnerability for Arlington is low.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	?	Information required
Economic		
17. Rural prosperity	~	Parish data: average household income in 2009 is £38,910 compared to £38,296 in Wealden
18. Tourism	~	Arlington Reservoir LNR

19. Employment	(✓)	Locally significant employment opportunities
20. Workforce	~	There are no schools in Berwick Station. No data on GCSE attainment.
21. Centre	~	
22. Economy	~	No business area

Settlement of Berwick Station SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Set within the attractive, gently rolling open countryside of the Low Weald, Berwick Station comprises essentially frontage development along the Alfriston to Upper Dicker road. The single depth frontage is punctuated by incursions of open agricultural land forming important gaps in development. There are attractive outward views, particularly towards the South Downs. The SA assessment highlights the ability of the settlement to meet the housing objective, though it also highlights that this should be balanced with the provision of services and facilities that support the local community. The Social inclusion objective and the health objective assessments emphasize the need for more community-based facilities to support the community. Environmentally the settlement performs well when considered against flood risk issues and the need to reuse land through its ability to accommodate development in areas free from flood risk and incorporating previously developed land. Biodiversity issues will need to be carefully considered as the settlements proximity to Arlington Reservoir SSSI and LNR, with it's special ornithological interest will require new development to consider mitigation. Good access to the countryside and accessibility by public transport to and from the settlement result in positive scores in these assessments. Economically there is a lack of data to fully understand the local position, however the average household income at the parish level is comparable with the average for Wealden and there are locally significant employment opportunities.

Settlement: East Dean - A settlement with basic facilities and very good accessibility to Eastbourne (7 of 17 in settlement hierarchy) Development potential assessed as moderate		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	✓	Housing need assessed as 9 and housing land potential identified at 57, showing potential to meet affordable housing need
2. Health	✓	Health facilities available locally, playing pitches and multi-functional green space

3. Social inclusion	✓	There is a residents' association with over 800 members. There is a wide range of clubs and societies offering activities, entertainments and events; the village has a range of local amenities, including a pub (the Tiger Inn), a post office, a doctor's surgery, a veterinary surgery, several local shops and a multi-purpose village hall, built in 2000.
4. Crime	~	No known issues
5. Accessibility	(✓)	Whilst there is a reasonable range of local amenities, there are no schools locally, so residents will need to travel outside the village for their education needs. Access to and from East Dean is assessed as reasonable: frequency of 30 minutes or less and duration of travel of 30 minutes or less by public/ sustainable transport, with exception to access to a secondary school being frequency between 31 minutes and an hour
Environment		
6. Flood risk	✓	Land identified as suitable falls outside of flood risk zones 2 and 3. In 2000 groundwater flooding was noted in East Dean affecting 10 properties. SuDS recommend infiltration / combined infiltration and attenuation.
7. Re-use Land	X	Land identified is 100% greenfield
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility described as good, opportunities for sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Part of the Seaford To Beachy Head SSSI within 500m to the south, the majority is over 1km to the south; Seven Sisters Country Park 1km to the west; Lullington Heath SSSI and NNR 3km to the north. Friston Forest is 40-60 year old beech plantation woodland though there are

		some good areas of semi-natural habitat along the rides, including species-rich grassland (chalky and neutral), tiny fragments of chalk heath vegetation and scrub.
11. Countryside	✓	East Dean is surrounded by countryside, is within the South Downs National Park and Friston Forest lies immediately to the west. Access to the countryside is plentiful via footpaths and trails through the Forest (including the South Downs Way) and those that criss-cross the Downs towards Beachy head or Seven Sisters and the Cuckmere. The beach at Birling Gap is just half a mile away. Seven Sisters Country Park within 1km to the west. Settlement is also partially within the Sussex Heritage Coast and has a Conservation Area. Land identified for development is agricultural may be adverse impact if land is 1,2 or 3a classification.
12. Travel	(X)	Frequency of 30 minutes or less and duration of travel of 30 minutes or less by public/ sustainable transport, with exception to access to a secondary school being frequency between 31 minutes and an hour. Travel to school is essential as no schools in the village. The A259 runs through East Dean encouraging car travel between East Dean, Eastbourne and Seaford.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	(X)	The chalk of the South Downs is classed as a major aquifer and is a significant water resource for the surrounding towns and villages - East Dean is not specifically mentioned in this respect. Consideration should be given to the aquifer types during site assessments as not all areas would be deemed appropriate for certain types of SuDS techniques.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through

		Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	(✓)	Farmers market every Wednesday in the Village Hall, Firth & Little Deli - outlet for local produce. Beachy Head Farm - organic local meat. Seven Sisters Sheep Centre - sheep milk, wool. (Friston Forest woodland resource)
Economic		
17. Rural prosperity	✓	Parish data: average household income in 2009 is £48,982 compared to £38,296 for Wealden
18. Tourism	✓	The South Downs National Park, Beachy Head, Friston Forest, Seven Sisters, Lullington NNR. Accommodation - Beachy Head Farm cottages
19. Employment	(✓)	Locally significant employment opportunities
20. Workforce	~	There are no schools in East Dean. There is no data on GCSE attainment.
21. Centre	~	
22. Economy	~	No business area

Settlement of East Dean SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

East Dean is set in a landscape of very high quality, lying within the Sussex Downs AONB and soon to be South Downs National Park. Also, this stretch of coast up to the A259 lies within the Sussex Heritage Coast. Friston Forest, an extensive Forestry Commission plantation, extends to the west, and Beachy Head and the Seven Sisters Country Park are located further south. The SA assessment against the social objectives is broadly positive, there is land potential to deliver new housing and contribute to meeting the affordable housing need, which is relatively low. It is a socially active and vibrant settlement with a variety of opportunities for social interaction through clubs and societies, entertainments and village events. There is a range of local amenities including health facilities, but there are no schools so residents must travel outside the settlement for their formal educational needs. Environmentally the settlement is free from major flood risk, though some groundwater flooding has historically occurred and SuDS recommendations highlighted in the SFRA must be implemented with new development. Land potential put forward for development is greenfield and so performance the objective to re-use and make best use of land is adverse. Access to the countryside is excellent with a wide range of walks of varying types and scenery. There may be adverse effects on protecting the best and most

versatile agricultural land if greenfield land proposed falls into classification categories 1,2 or 3a. Travel impacts are adverse due to relatively poor access to and fro the settlement by public transport and with the requirement to travel to other settlements for schooling the need to travel is not minimised. Water quality impacts may be adverse as the chalk of the South Downs is classed as a major aquifer and is a significant water resource for the surrounding towns and villages. Again the use of SuDS must be carefully considered and implemented in any new development to minimise any adverse impacts on the water quality and water resource of the local aquifers. There are good opportunities for local producers to distribute their products locally through weekly farmers markets, a local deli and local farm shops and businesses. The parish within which the settlement lies has an average household income substantially above the Wealden average highlighting rural prosperity. Tourism potential is good with a wide range of local attractions and tourist accommodation presenting a good local revenue stream. There are locally significant employment opportunities, but no schools and no business area.

Settlement: Lower Horsebridge a settlement with basic facilities and very good accessibility (8 of 17 in settlement hierarchy) **Development potential assessed as low.**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	(X)	Affordable housing need 16 and housing land potential for 10 - therefore there is not the potential to meet the affordable housing need within the settlement.
2. Health	(X)	No health facilities available locally, there are playing pitches, children's play space and multifunctional green space. Affordable housing need that may remain unmet locally. The town of Hailsham is close by and offers opportunity to deliver substantial affordable housing and cater for health requirements.
3. Social inclusion	~	There is a lack of basic facilities including no community hall. There is no village website .
4. Crime	~	No known issues
5. Accessibility	(X)	The lack of services and facilities locally result in residents having to travel for their basic needs and requirements.
Environment		
6. Flood risk	~	Small land potential - but that identified is in lower flood risk area. River corridors

		should be reintroduced around Lower Horsebridge, to restore floodplain and reduce flooding impacts on infrastructure.
7. Re-use Land	✓	Land potential is 100% PDL
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility described as good, opportunities for sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Nearest SSSI is Pevensey Levels Ramsar approximately 3km away to the south east. River corridors should be reintroduced around Lower Horsebridge
11. Countryside	~	Lower Horsebridge has the town of Hailsham 500m to the south east. The Wealden Way footpath runs close to the village. Local footpaths extend into the countryside to the north. Main road network runs close to the village.
12. Travel	~	Very limited facilities will result in residents travelling to reach the services, however links by public transport between Lower Horsebridge and Hailsham are reasonable. Emphasis should be placed on facilitating cycling routes linking Lower Horsebridge to Hailsham.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	No issues identified, though watercourses run close to the settlement - ensure no decline in water quality.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	?	

Economic		
17. Rural prosperity	(X)	Parish data: average household income is £36,165 compared to £38,296 for Wealden.
18. Tourism	~	
19. Employment	~	No business area. No data available for locally significant employment
20. Workforce	(✓)	There are no schools in Lower Horsebridge. Parish data: 50% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. No data for 2005.
21. Centre	~	
22. Economy	~	No business area

Settlement of Lower Horsebridge SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Lower Horsebridge consists primarily of inter- War and post-War frontage development along the A271, separated from the outskirts of Hailsham by a narrow belt of farmland alongside the Cuckmere River. The village is largely bounded by open agricultural land, with a large recreation ground to the south, over which there are extensive views towards the South Downs. Performance against the social SA Objectives is poor due to its lack of basic facilities and limited land potential to accommodate new housing development and contribute to meeting affordable housing need, which for a settlement of its size is moderate. Environmentally there is potential to positively affect the objective to re-use land through land potential lying 100% on PDL. Other environmental impacts are assessed as neutral and general mitigation should be considered for all new development and in particular opportunities to improve public rights of way, cycle and other sustainable transport options. Economically, parish data shows that average household incomes for the parish are below the Wealden average highlighting potential issues around the need to improve rural prosperity in the settlement. There is no business are or locally significant business opportunities so new residential development should carefully consider the requirement for a balanced community including economic and community-based opportunities and improvements.

Settlement: Westham a relatively self sufficient settlement and very good accessibility to Eastbourne (9 of 17 in settlement hierarchy). Development potential assessed as low.		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**

Objective		
Social		
1. Housing	(X)	Affordable housing need identified jointly with Stone Cross (68), no land potential exists within the settlement to accommodate new housing and contribute to meeting affordable housing need locally.
2. Health	X	No health facilities available within the settlement, neither are there children's play facilities or playing pitches. There is multi-functional green space. No land potential to meet affordable housing need.
3. Social inclusion	(✓)	Settlement has a primary school, post office, library, place of worship, community hall and business area and very good accessibility to other settlements including Eastbourne. There is no convenience store. There is no village website
4. Crime	~	No known issues
5. Accessibility	(✓)	Settlement has some services and facilities available locally, though no convenience store and very good accessibility to neighbouring settlements including Eastbourne. Frequency of 30 minutes or less and duration of travel of 30 minutes or less by public/ sustainable transport. Westham has a train station.
Environment		
6. Flood risk	~	No land potential - constrained by flood risk
7. Re-use Land	~	No land potential
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility described as good, opportunities for sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	(X)	The Pevensey Levels SSSI and Ramsar site abuts the settlement to the north east. Pevensey Levels NNR is approximately

		1.5km to the north east
11. Countryside	(✓)	Access to the countryside is good. The 1066 Country Walk passes through Westham village. Other walks and footpaths traverse the Levels and link Westham with Pevensey Bay and the beach there. There is a Conservation Area covering Pevensey and Westham
12. Travel	(✓)	Some services and facilities available locally. Excellent public transport links including a railway station. Frequency of 30 minutes or less and duration of travel of 30 minutes or less by public/ sustainable transport.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	Proximity to the Pevensey Levels to the north east and Mountney Levels to the south raises some water quality issues, though no land is identified with development potential.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	~	Montague Hankham Organic Farm produces organic beef, lamb, pork and poultry
Economic		
17. Rural prosperity	(✓)	Parish data: average household income in 2009 is £41,258 compared to £38,296 in Wealden
18. Tourism	✓	Walking distance from Pevensey: with a history stretching back over 16 centuries, Pevensey Castle chronicles more graphically than any other fortress the story of Britain's south coast defences. Priory Court Hotel in the heart of the Pevensey. 1066 Country Walk runs through Pevensey. Pevensey Courthouse Museum - this museum is situated in the old 16th century Courthouse, complete

		with two cells downstairs.
19. Employment	✓	Business area present. No data for significant employment opportunities
20. Workforce	(✓)	There is a primary school in Westham. Parish data: 54.7% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a rise of 6.6% from 2005 whereas the Wealden average rose 2.7%.
21. Centre	~	
22. Economy	~	No business area

Settlement of Westham SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Westham is situated on a low ridge above the Coastal Levels Westham's elevated position offers extensive views across the surrounding flat, open countryside. Whilst the character of Westham has inevitably been altered by the new housing estates, to the north of Rattle Road and, to a more limited degree, to the south, it retains its historic core beside the West Gate of Pevensey Castle. The SA of the settlement against the social objectives results in adverse effects being identified for the housing and health objectives. This is due to the lack of land potential to deliver new development and contribute to meeting the affordable housing need and a lack of health facilities, children's play space and playing pitches. Other services and facilities in Westham contribute to a positive score against the social inclusion and accessibility objectives. The lack of a convenience store results in the positive assessment being qualified as residents will have to travel outside the settlement to meet basic convenience shopping needs. Environmentally, due to no land potential being identified neutral effects are identified for flood risk and re-use of land, however the biodiversity issues and proximity to the sensitive Pevensey Levels Ramsar site result in a potential adverse effect against the biodiversity objective and may well be one of the constraining factors when considering land potential for housing development. Accessibility to the countryside is good and excellent public transport link result in positive effects for these two objectives. In economic terms Westham performs very well, it has a positive assessment against the rural prosperity objective, a strong tourism base and economy and a business are. The workforce data shows that GCSE performance is above the average for Wealden and improving at a faster rate.

Settlement: Hellingly A settlement with basic facilities and fair accessibility (10 of 17 in settlement hierarchy) **Development potential assessed as low**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**

Social		
1. Housing	(X)	Affordable housing need assessed as 16, no housing land potential identified and therefore potential for meeting affordable housing need is limited.
2. Health	(X)	No health facilities available locally and no children's play space. Playing pitches are available locally. Limited potential to meet affordable housing need.
3. Social inclusion	~	There is a nursery and primary within Hellingly and a community hall, however all other services and facilities are located outside the settlement. There is no web-based information regarding clubs and societies.
4. Crime	~	No known issues
5. Accessibility	~	Limited facilities within the settlement, most basic services will require residents to travel outside the settlement. Less than 30 mins frequency to school and town and between 31 minutes to 1 hour to train station
Environment		
6. Flood risk	(X)	No housing land identified. Hellingly is affected by flooding from the Cuckmere due to houses located on the floodplain. Oct 2000: fluvial flooding caused by backing up at the confluence and possible blockages in the watercourses, where 16 properties were flooded. Policy is: *Continue with existing or alternative actions to manage flood risk from the current level (accepting that flood risk will increase over time from this baseline)*; River corridors should be reintroduced around Hellingly; SuDS: infiltration / combined infiltration and attenuation.
7. Re-use Land	~	No land potential identified.
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility described as good, opportunities for sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse	~	Not specifically relevant unless

Gas		proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Nearest SSSI just over 2km to the south east. River corridors should be reintroduced around Hellingly. Park Wood covers 60 hectares (148 acres) of ancient, semi-natural woodland to the east of Hellingly. It is mainly an oak woodland with some sweet chestnut, hazel and hornbeam. It has a long history of coppice management.
11. Countryside	(✓)	The Cuckoo Trail walk passes through Hellingly and into the surrounding countryside. Hellingly Walk Route 16 is a circular route starting and finishing in Hellingly. There is a Conservation Area in Hellingly.
12. Travel	~	Limited availability of services and facilities within Hellingly, so travel required to meet basic needs. Accessibility assessed as less than 30 mins frequency to school and town and between 31 minutes to 1 hour to train station by sustainable/public transport.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	Groundwater vulnerability recorded as Minor Intermediate - moderately vulnerable.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	~	Park Wood is sustainably managed woodland producing timber for the EA.
Economic		
17. Rural prosperity	(X)	Parish data: average household income in 2009 is £36,165 compared to £38,296 for Wealden.
18. Tourism	~	

19. Employment	(✓)	Locally significant employment opportunities.
20. Workforce	(✓)	There is a nursery and primary school in Hellingly. Parish data: 50% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. No data for 2005.
21. Centre	~	
22. Economy	~	No business area

Settlement of Hellingly SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Hellingly is a small village just off the A267 and is based very much around the local church and consists of only a small number of homes. The local church was built back in 1190 and is believed to be built above a historic burial ground. The SA assessment for the social objectives is not positive, this is due to the lack of housing land potential, whilst showing a need for affordable housing, no health facilities or other basic facilities including a convenience store. There is a nursery and primary school though. Accessibility to Hailsham is such that all basic requirements can be met by public transport needs in reasonable time and with reasonable frequency. The environmental assessment shows flooding maybe an issue - even though there is no land identified for development, recent historical flooding events caused by possible blockages in the watercourses affected 16 properties locally. The SFRA identifies a policy direction for this area. Most other aspects are assessed as neutral and would rely on general mitigation and high quality development where this may be sought. Access to the countryside is good, the Cuckoo Trail passes through Hellingly and the Conservation Area protects the historic qualities. Economically parish data is showing that household income is below the district average and raises possible concerns for rural prosperity factors. There is locally significant employment opportunities though, a primary school and GCSE attainment marginally above the Wealden average.

Settlement: Magham Down A settlement that does not meet the facilities criteria but with fair accessibility (11 of 17 in settlement hierarchy) **Development potential assessed as low**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	(✓)	Affordable housing need assessed as part of Hailsham. Housing land potential for 25 dwellings offering some potential to

		address affordable housing.
2. Health	(X)	No health facilities available locally or any children's play areas, playing pitches or multi-functional green space.
3. Social inclusion	(X)	No facilities available locally, just a place of worship, no shops or community centre though Hailsham is readily accessible.
4. Crime	~	No known issues
5. Accessibility	~	No local facilities and services, however Hailsham highly accessible
Environment		
6. Flood risk	✓	No reference to Magham Down in SFRA, all land potential is outside areas of flood risk
7. Re-use Land	(✓)	Land potential identified includes PDL
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility described as good, opportunities for sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	(X)	Pevensey Levels SSSI and Ramsar site is approximately 500m to the south
11. Countryside	(✓)	A number of local footpaths extend into the countryside including into Park Wood and the Pevensey Levels. There is no Conservation Area.
12. Travel	~	Settlement is on the A271 and with no local facilities travel outside the settlement for all basic needs is necessary. As access by road is good this may encourage car use. Settlement assessed as good accessibility - frequency of 30 minutes or less and duration of travel of 30 minutes or less by public/ sustainable transport, with exception to access to town centre being frequency between 31 minutes and an hour.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative –

		otherwise not specifically relevant
14. Water	~	Settlement is not referred to in the SFRA, however the proximity to the Pevensey Levels may give rise to issues in relation to maintaining water quality.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	~	Park Wood is sustainably managed woodland producing timber for the EA.
Economic		
17. Rural prosperity	~	Parish data: average household income in 2009 is £37,618 compared to £38,296 in Wealden.
18. Tourism	~	The Old Forge Hotel and restaurant
19. Employment	~	No business area. No data for locally significant employment area
20. Workforce	(X)	There are no schools in Magham Down. Parish data: 42.9% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a decline of 12.7% from 2005 whereas the Wealden average rose 2.7%.
21. Centre	~	
22. Economy	~	No business area

Settlement of Magham Down SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

SA assessment reveals potential for positive effect on housing objective as there is some land potential for housing development which could contribute to meeting the local need for affordable housing. Adverse effects may be likely on the health and social inclusion objectives due to the lack of locally available health facilities, play areas, playing pitches or green space. Furthermore the lack of basic facilities including convenience store or community centre result in poor performance on these objectives. Accessibility to Hailsham, where there is a wide range of services and facilities, is good and so this alleviates the potential negative effects on the accessibility objective. Land potential is outside areas of flood risk so would positively contribute to this objective, it also includes PDL and so results in a positive effect for the re-use of land objective. The proximity to the settlement of the Pevensey Levels presents some potential biodiversity issues and mitigation will need to be provided. Access to the countryside is good with a number of local walks and access to the Levels and Park Wood. Accessibility

to Hailsham by public transport is good and so this helps to result in neutral effects for the travel objective, however the fact that the settlement is on the A271 with no local facilities means that use of the private car is being encouraged. In economic terms the settlement receives fairly neutral scores, the household income for the parish is similar to the Wealden average. Negative effects have been recorded for the workforce objective due to the lack of schools and the low performance results for GCSE attainment, substantially below the Wealden average and declined between 2005 and 2006. There is no business area.

Settlement: Windmill Hill: A settlement with basic facilities and poor accessibility to Heathfield (12 of 17 in settlement hierarchy) **Development potential assessed as low**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	(X)	Affordable housing need assessed as 50, housing land potential identified is 5, showing very limited opportunities to address affordable housing need.
2. Health	~	Doctors and dispensary available in neighbouring Herstmonceux; no playing pitches or children's play areas but there is multi-functional green space available locally. Tennis & Golf Academy in Windmill Hill.
3. Social inclusion	~	Some local facilities including a convenience store and post office and a mobile library. Accessibility described as good and in close proximity to Herstmonceux with a Primary School and health care facilities.
4. Crime	~	No known issues
5. Accessibility	~	Very limited local services and facilities, however accessibility described as good and in close proximity to Herstmonceux.
Environment		
6. Flood risk	~	No reference in SFRA housing land potential identified lies outside areas of high flood risk. SuDS info: infiltration or combined infiltration and attenuation
7. Re-use Land	✓	Housing land potential is 100% PDL
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility described as good, opportunities for

		sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Nearest SSSI is Herstmonceux Park about 1km to the south. Pevensey Levels SSSI and Ramsar approximately 2km to the south.
11. Countryside	(✓)	Access to the countryside via local footpaths, no Conservation Area, though Windmill Hill Mill is a Grade II* listed post mill that has recently been restored.
12. Travel	~	Settlement is on the A271 and with very limited local facilities travel outside the settlement for basic needs is necessary. As access by road is good this may encourage car use. Settlement assessed as good accessibility - frequency of 30 minutes or less and duration of travel of 30 minutes or less by public/ sustainable transport, with exception to access to town centre being frequency between 31 minutes and an hour.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	(X)	No current capacity at Waste Water Treatment Works
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	✓	Greenway Fruit Farm. Merryweather's Farm, Chilsham Lane, environmental gardens project creating six acres of productive & ornamental gardens, with emphasis on sustainable self-sufficiency and the needs of wildlife. Small nursery selling unusual range of herbs, wild flowers, edible and cottage garden plants. Flowers Green Plants and Flowers Green Nursery both grow and sell a variety of

		plants including vegetable and herb plants.
Economic		
17. Rural prosperity	~	Parish data: average household income in 2009 is £37,618 compared to £38,296 in Wealden.
18. Tourism	~	Windmill Hill Mill a Grade II* listed post mill -recently been restored.
19. Employment	~	No business area. No data for locally significant employment opportunities.
20. Workforce	(X)	There are no schools in Windmill Hill. Parish data: 42.9% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a decline of 12.7% from 2005 whereas the Wealden average rose 2.7%.
21. Centre	~	
22. Economy	~	No business area

Settlement of Windmill Hill SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Windmill Hill is a compact ridge-top settlement that affords extensive views to the north-east across the High Weald Area of Outstanding Natural Beauty. South of the A271, the landscape is open in character with views over undulating countryside of high scenic value towards the South Downs. The village contains fourteen properties listed of architectural or historic quality, with an historic core of buildings around Posey Green. The prominent windmill which gives the

village its name is situated just north on the A271. The windmill, a Grade II listed building, is of both historic and scenic importance. The SA is showing a potential adverse effect on the objective to provide affordable homes for everyone as affordable housing need is identified to be 50 and land potential is only for 5 dwellings. Proximity of the settlement to Herstmonceux means that the services and facilities, including health facilities there are accessible to residents of Windmill Hill and bring the assessment score to neutral that might otherwise be adverse. Environmentally the settlement lies outside the floodplain and land potential identified is 100% PDL, resulting in a positive effect for the re-use of land objective. Biodiversity issues are scored as neutral though the usual consideration will need to be given to development and any larger development sites that may come forward will need to consider biodiversity issues, nearby SSSI's and connectivity between wildlife areas. Adverse effects for water quality and quantity are identified due to a lack of capacity at the wastewater treatment works. Accessibility of the settlement and public transport links are good and lead to a neutral score for the travel objective, however rural locations do have a tendency to encourage car use

so every effort should be made to promote sustainable transport in new development. Local resources show a positive effect due to the large number of local producers in the area. Economically the settlement has limited data but there is no business area. Parish data shows a comparable average household income and below average GCSE attainment for the district.

Settlement: Berwick: Accessible settlement without basic facilities (13 of 17 in settlement hierarchy) **Development potential assessed as low**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	✓	Affordable housing need not identified, housing land potential 200, offering good scope to meet any local need.
2. Health	(X)	No health facilities available locally, no children's play area or playing pitches. There is multi-functional green space. Also good potential to meet affordable housing needs.
3. Social inclusion	~	Limited local facilities but there is a convenience store, post office and a pub. Community Hall located at Berwick Station
4. Crime	~	No known issues
5. Accessibility	~	Very limited local services and facilities, however accessibility described as good
Environment		
6. Flood risk	✓	Historical flooding incident in 1974 reference in the SFRA, but no issues highlighted. All land identified is outside areas of hg flood risk.
7. Re-use Land	?	Information required.
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility described as good, opportunities for sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	(X)	Firle Escarpment SSSI is just over 1km to the south west of the settlement. Milton

		Gate Marsh SSSI is just over 1km to the north east. Arlington Reservoir SSSI and LNR is about 2km to the north east and Wilmington Downs SSSI is about 2km to the south east.
11. Countryside	(✓)	Access to the countryside is good with a number of local footpaths and walks leading into the surrounding countryside including the Vanguard Way and in close proximity to the South Downs Way. Berwick has a Conservation Area. Impact on South Downs National Park, however, SHLAA takes into account landscape impact.
12. Travel	~	Limited facilities locally so residents likely to travel for even basic needs, accessibility described as good - frequency of 30 minutes or less and duration of travel of 30 minutes or less by public/ sustainable transport, with exception to access to town centre being frequency between 31 minutes and an hour. Trains station available close by in Berwick Station. Settlement is very close to A27 and this proximity to the prominent road network linking Eastbourne and Brighton is likely to encourage travel by car.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	No known issues. Arlington Reservoir approximately 2km away.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	?	Further information required. Middle Farm is approximately 5km along the A27.
Economic		
17. Rural prosperity	~	Parish data: average household income in 2009 is £38,910 compared to £38,296 for Wealden
18. Tourism	~	Arlington reservoir LNR nearby

19. Employment	~	No business area. No data for locally significant employment.
20. Workforce	~	There are no schools in Berwick. No data on GCSE attainment.
21. Centre	~	
22. Economy	~	No business area

Settlement of Berwick SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Berwick is a small village which lies on the northern edge of the South Downs close to the Cuckmere valley. The church is a major tourist attraction due to the paintings and many ramblers walk to Berwick from the historic village of Alfriston a mile or so south. The SA highlights good potential to have a positive effect on the housing objective to provide affordable housing for everyone, due to significant housing potential related to likely local need for affordable housing. There are no health facilities available locally or children's play area and playing pitches so performance against the health objective shows potential for adverse effects on the objective to improve health and well-being when considering new residential development. However should the quantum of new development be sufficient to deliver new health and leisure services then this potential adverse effect would be translated into a positive effect, benefiting the wider existing resident community. Other social objectives receive neutral scores as there are limited local facilities, but good accessibility to and from the settlement. Environmentally, the area is free from major flood risk and land potential is within low risk flood zones. Access to the countryside is good with a number of local and more significant walks into the surrounding countryside. The land potential takes into account possible landscape impacts. Biodiversity concerns include proximity to Firle Escarpment SSSI and Milton Gate SSSI approximately 1km away and Arlington Reservoir and Wilmington Downs 2km away, particularly if land potential is recognised then that significant number of new dwellings would need to consider the potential impacts on the nearby conservation sites. Economic assessment is showing as neutral as there is little data available and parish data shows household incomes are comparable to the district average.

Settlement: Alfriston: Relatively self sufficient settlement with a centre containing a range of shops and a centre of tourism attraction with poor accessibility to Lewes. This settlement has been included as a Local centre as an exception, due to the unique character of the area as a significant tourism hub within Wealden, with varied bus provision to Eastbourne, Polegate and Lewes. (14 of 17 in settlement hierarchy). Development potential assessed as low		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**

Social		
1. Housing	(X)	Affordable housing need assessed as 8, housing land potential is 0, offering very limited opportunities to meet affordable housing need.
2. Health	(✓)	Doctors and dispensary available locally, children's play area, playing pitches and multi-functional green space available locally.
3. Social inclusion	✓	Primary school, convenience store, post office, library, public house, place of worship, community hall and locally significant employment. A variety of local clubs and groups including youth club and amenity society. A busy and vibrant village.
4. Crime	~	No known issues
5. Accessibility	(✓)	A good range of local services and facilities available in the settlement
Environment		
6. Flood risk	X	No housing land potential identified. Historical flooding incidents in Nov 1973 and Nov 1974. Recommended flood management works to provide secondary bunds to contain flooding through tide locked outfall at Alfriston; new flood warning area: the Cuckmere River at Alfriston from Shermans Bridge to Deans Place Hotel including Milton Lock and Long Bridge. Groundwater flooding also recorded. Flood Risk Assessment guidance contained in the SFRA.
7. Re-use Land	~	No land identified.
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility described as good, opportunities for sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	(X)	Firle Escarpment SSSI is within 500m of the settlement to the north west.

		Wilmington Downs SSSI just over 1km to the east. Seaford to Beachy Head SSSI just over 1km to the south. Lullington Heath NNR about 2km to the south east.
11. Countryside	✓	Surrounded by accessible South Downs. Within South Downs National Park. Numerous local walks and footpaths into the surrounding countryside including the South Downs Way. Conservation Area within the settlement.
12. Travel	(X)	Services and facilities within the settlement good and therefore need to travel is reduced; accessibility described as poor and therefore journeys made from the settlement are likely to be by car.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	No specific water quality issues identified.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	?	Information required.
Economic		
17. Rural prosperity	✓	Parish data: average household income is £40,090 compared to £38,296 for Wealden.
18. Tourism	✓	The clergy house, the Alfriston Gallery, South Downs Way, Lullington Heath NNR. Wingrove House Hotel, Deans Place Hotel, The Tudor House, The George Inn , The Star Inn. The Alfriston Festival takes
19. Employment	(✓)	No business area. Locally significant employment opportunities.
20. Workforce	~	There is a primary school in Alfriston. No data for GCSE attainment.
21. Centre	✓	A good range of local independent shops, eateries and attractions.
22. Economy	~	No business area

Settlement of Alfriston SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Alfriston is a picturesque and historic Downland village situated in the Cuckmere Valley, three miles north-east of Seaford. The village has a thriving tourism economy but remains essentially residential in character. Alfriston is set in a landscape of very high quality, lying within the Sussex Downs Area of Outstanding Natural Beauty. Views east from the village are dominated by Windover Hill, while to the south the water meadows of the Cuckmere River comprise part of the Seaford to Beachy Head Site of Special Scientific Interest. A significant number of listed buildings, mainly dating from the 17th and 18th Centuries, are grouped along the High Street, West Street and North Street, and the special architectural and historic character of this part of the village has been recognised by its designation as a Conservation Area. The SA assessments highlights issues with meeting affordable housing need locally as identified need is shown to be 8 whilst there is no housing land potential for new development. The effects of the settlement when considered against the health objectives are positive as there are health facilities available locally as well as children's play area, playing pitches and multi-functional green space. This is qualified however by the lack of ability to meet affordable housing need which can be links to health issues. From a social inclusion point of view the settlement appears vibrant and inclusive, with a range of local groups and activities. Due to the range of facilities locally there is a positive correlation with the SA Objective to provide accessible, high quality public services and facilities. Environmentally, flood risk is an issue for Alfriston, with historical flood events recorded and a new flood warning area for fluvial flooding as well as groundwater flooding issues. These factors constrain the settlement's ability to provide new housing development. In biodiversity terms Firle Escarpment SSSI is within 500m of the settlement and Wilmington Downs SSSI and Seaford to Beachy Head SSSI are just over 1km away, requiring any new development to consider the potential for adverse impacts on these conservation areas. Access to the countryside is good with accessible down land and numerous walks including the famous South Downs Way. Impacts in travel terms are likely to be negative as accessibility to and from the settlement is described as poor and therefore journeys are likely to be made by car and particularly the heavy seasonal tourist traffic. Economically the settlement scores well due to its vibrancy and wealth of local attractions and facilities. Household income for the parish is above the district average, there is a primary school and locally significant employment opportunities.

Settlement: Upper Dicker: Settlement with limited facilities and poor accessibility to Hailsham (15 of 17 in settlement hierarchy). Development potential assessed as low with potential to improve.		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		

1. Housing	(✓)	Affordable housing need assessed as 1 and housing land potential assessed as 10 so potential to meet affordable housing need.
2. Health	(X)	No health facilities locally, but there is children's play area, sports pitches, a sports pavilion and multi-functional green space
3. Social inclusion	(✓)	Village has a range of services and facilities including a primary school and convenience store, post office, community hall, public house and business area. The Village Shop and Cafe runs a number of village events helping to sustain the vibrancy of the village.
4. Crime	~	No known issues
5. Accessibility	~	Whilst there is a range of services and facilities within the village there are no health facilities or financial services and limited commercial outlets therefore travel to other settlements will be necessary. Access to nearest centre of Hailsham is described as poor.
Environment		
6. Flood risk	✓	No reference to Upper Dicker in SFRA. Housing land identified is within lower flood risk areas.
7. Re-use Land	✓	Land identified is 100% PDL
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility described as good, opportunities for sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Arlington Reservoir SSSI is approximately 3km away to the south east.
11. Countryside	✓	Local walks into surrounding countryside including the Weald Way. No Conservation Area. Michelham Priory is situated close by.
12. Travel	X	Village has limited services and facilities

		and therefore residents will be travelling to other settlements for a variety of basic needs. Access to the A22 is convenient and this combined with the poor access by public transport will encourage the use of the car. Poor Accessibility - Either frequency of service by public transport more than 1 hour or duration of travel by public/ sustainable transport more than 30 minutes to town centre; Frequency of service by public transport between 31 minutes and 1 hour and duration 35 minutes or less; and frequency of public transport to town centre 31 minutes to 1 hour and duration of 30 minutes or less.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	No known issues
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	~	The Village Shop & Café includes local and organic produce
Economic		
17. Rural prosperity	✓	Parish data: average household income in 2009 is £44,407 compared to £38,296 for Wealden
18. Tourism	~	
19. Employment	✓	Business area present and locally significant employment opportunities.
20. Workforce	~	There is a primary school in Upper Dicker. No data for GCSE attainment.
21. Centre	~	
22. Economy	✓	Business area.

Settlement of Upper Dicker SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Upper Dicker is a small linear settlement primarily residential in nature, although it also provides some local services

for the surrounding rural area. St Bede's, a large private school, occupies a substantial amount of land and property in and around the village. Upper Dicker lies within the gently undulating farmland and woods of the Low Weald. To the southeast of the village, the land falls gently to the Cuckmere River and there are attractive views towards the South Downs. Michelham Priory, a designated Ancient Monument and popular tourist attraction, lies to the south-east. The SA has highlighted there is some potential to meet affordable housing need, which is showing as 1 for the settlement. Health facilities are not available locally though, however there are sports and play areas. There is a range of services and facilities including a primary school and a vibrant village shop and cafe which runs community events. Accessibility objective has a neutral score as whilst there are a range of locally available public services, there are no health or financial services and access to the nearest service centre (Hailsham) is described as poor). Environmental aspects include low flood risk, housing land potential using previously developed land, no immediate biodiversity constraints and good access to the countryside. Adverse impacts are likely however against the travel objective as the ability of the settlement to help reduce the need to travel by car are not apparent. Economic performance is good, showing a significantly above average household income for the parish, a local business area and locally significant employment opportunities and a primary school.

Settlement: Ripe: Settlement with basic facilities and poor accessibility to Lewes/ Hailsham (16 of 17 in settlement hierarchy) **Development potential assessed as low**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	(✓)	Affordable housing need assessed as 2, housing land potential identified at 20 offering potential to meet affordable housing need
2. Health	X	No health facilities available locally, no children's play area or playing pitches - some multi-functional green space owned by the church.
3. Social inclusion	~	Convenience store, post office, mobile library, public house and community hall
4. Crime	~	No known issues
5. Accessibility	(X)	Basic facilities within the village but travel required to reach schools and health facilities - accessibility to other settlements poor.
Environment		
6. Flood risk	✓	No flood risk issues identified.
7. Re-use Land	X	Land potential identified is all greenfield.

8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility described as good, opportunities for sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	(✓)	Nearest SSSI Arlington reservoir approximately 3km to the south east
11. Countryside	✓	Access to the countryside is good with a number of local footpaths extending into the surrounding countryside. Ripe has a Conservation Area.
12. Travel	X	Basic facilities within the village but travel required to reach schools and health facilities - accessibility to other settlements poor: Either frequency of service by public transport more than 1 hour or duration of travel by public/ sustainable transport more than 30 minutes to town centre; frequency of service by public transport between 31 minutes and 1 hour and duration 35 minutes or less; and frequency of public transport to town centre 31 minutes to 1 hour and duration of 30 minutes or less.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	No known issues
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	(✓)	Middle Farm is within 3km and a number of other farms surround Ripe.
Economic		
17. Rural prosperity	X	Parish data: average household income in 2009 is £31,134 compared to £38,296 for Wealden.

18. Tourism	~	
19. Employment	~	No business area. No data for locally significant employment.
20. Workforce	~	There are no schools in Ripe. There is no data on GCES attainment.
21. Centre	~	
22. Economy	~	No business area

Settlement of Ripe SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Ripe lies on the flat lands north of the Downs, and these high hills can be seen from all around. The village is quite pretty with many old buildings, and all around are rambles and walks. The SA shows potential for a beneficial effect on the housing objective as affordable housing need is 2 and potential for housing is 20. Performance against the health objective however is potentially adverse as there are no health facilities locally and no play areas, sports pitches so adding new residents to this settlement would put more people in an area where their health needs are not met locally. It is unlikely that the development of 20 new dwellings would be sufficient to deliver new health facilities. Accessibility issues are present as travel outside the settlement is required for schools and health facilities as a minimum and the settlement is not well serviced by public transport. Environmentally there are no flood issues reported. All potential development would be on greenfield land, therefore recording adverse effects for the objective to re-use land. There are no immediate biodiversity concerns, with the nearest SSSI approximately 3km away. Access to the countryside is good, with a number of local walks and footpaths extending into the countryside. The effects for the travel objective are potentially adverse as travel is necessary for basic needs and this will be largely achieved by car. Economic assessment shows that the average household income for the parish is significantly below the Wealden average. There is no business area and there are no locally significant business areas or schools.

Settlement: Selmeston: Settlement with basic facilities and poor accessibility to Lewes (17 of 17 in settlement hierarchy) Development potential assessed as low		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	(✓)	Affordable housing potential not reported, housing land potential identified 20

2. Health	(X)	No health facilities available locally, no children's play area. Playing pitches and multi-functional green space available.
3. Social inclusion	~	Convenience store, public house, mobile library, place of worship and community hall
4. Crime	~	No known issues
5. Accessibility	(X)	Basic facilities within the village but travel required to reach schools and health facilities - accessibility to other settlements poor.
Environment		
6. Flood risk	✓	No flood risk issues identified.
7. Re-use Land	X	Housing land potential is greenfield
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility described as good, opportunities for sustainable travel modes and reducing the need to travel by car should be explored.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	(✓)	Nearest SSSI is Arlington reservoir just under 2km to the east. Firle Escarpment SSSI is within 3km to the south west.
11. Countryside	✓	Access to the countryside is good with a number of local footpaths extending into the surrounding countryside. Selmeston has a Conservation Area.
12. Travel	X	Basic facilities within the village but travel required to reach schools and health facilities - accessibility to other settlements poor: Either frequency of service by public transport more than 1 hour or duration of travel by public/ sustainable transport more than 30 minutes to town centre; frequency of service by public transport between 31 minutes and 1 hour and duration 35 minutes or less; and frequency of public transport to town centre 31 minutes to 1 hour and duration of 30 minutes or less.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present

		opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	No known issues
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	(✓)	Middle Farm is within 2km and a number of other farms surround Selmeston.
Economic		
17. Rural prosperity	(X)	Parish data: average household income in 2009 is £37,322 compared to £38,296 for Wealden.
18. Tourism	~	Arlington Reservoir LNR nearby.
19. Employment	~	No business area. No data for locally significant employment opportunities.
20. Workforce	~	No schools in Selmeston. No data on GCSE attainment.
21. Centre	~	
22. Economy	~	No business area

Settlement of Selmeston SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Selmeston is a long straggling village running from the main A27 down to the railway crossing about 1 mile to the north, to the south lies the wide vistas of the South Downs. The SA shows potential for a beneficial effect on the housing objective as there is housing potential for 20, although no need is identified. Performance against the health objective is potentially adverse as there are no health facilities locally and no play areas, but there are sports pitches and multi-functional green space. Accessibility issues are present as travel outside the settlement is required for schools and health facilities as a minimum and the settlement is not well serviced by public transport. Environmentally there are no flood issues reported. All potential development would be on greenfield land, therefore recording adverse effects for the objective to re-use land. There are no immediate biodiversity concerns, with the nearest SSSI approximately 2km away. Access to the countryside is good, with a number of local walks and footpaths extending into the countryside. The effects for the travel objective are potentially adverse as travel is necessary for basic needs and this will be largely achieved by car. Economically in the main neutral scores are applied there is no business area and no schools and there is a lack of data on GCSE attainment or locally

significant employment opportunities. Parish data shows that household income is slightly below the Wealden average.

Appendix 2

Social Objectives

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
✓	4	3	3	3	3	2	4	0	2	0	1	0	1	3	2	1	1
X	0	0	0	1	1	2	0	3	2	2	2	1	1	1	1	2	2

Sustainability Hierarchy

1, 7, 2, 3, 4, 5,14, 15, 13, 6, 9, 11, 16, 17, 10, 12, 8

Environmental Objectives

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
✓	3	5	3	2	1	4	2	1	2	1	3	3	2	1	3	4	4
X	0	2	0	4	1	1	3	0	1	1	1	0	1	3	1	2	1

Sustainability hierarchy

1, 3, 12, 8, 6, 17, 11, 15, 9, 13, 5,10, 2, 16, 7, 14, 4

Economic Objectives

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
✓	3	2	1	2	4	1	4	1	4	2	0	0	0	4	3	0	0
X	0	2	1	1	1	0	0	1	0	1	1	1	0	0	0	1	1

Sustainability hierarchy

7, 9, 14, 1, 15, 5, 6, 4, 10, 3, 8, 2, 13, 11, 12, 16, 17

Part 2: Sustainability Appraisal of Rural Settlements in the North of the District

Introduction

The rural settlements in the north of the district have been placed in a settlement hierarchy according to their accessibility and their relative self-sufficiency in terms of services and facilities. Settlements in this hierarchy have now been subject to Sustainability Appraisal using the SA Framework to determine their relative sustainability for accommodating future growth. This assessment incorporates their development potential (housing land potential as identified through the SHLAA work) as part of the assessment. The detailed appraisal can be found in Appendix 1 (page 5).

This section focuses on the results of that appraisal drawing together a hierarchy of the settlements in sustainability terms and analyses the disparities between the settlement hierarchy and the sustainability hierarchy. Economic data is still pending so the analysis so far focuses on the environmental and social objectives.

Methodology

The table below presents the results of the SA by social, environmental and economic categories. The order in which villages appear in this list is derived from the summary of the detailed appraisal, which can be found in Appendix 2 (page 83). The summary just focuses on the assessment score of beneficial, adverse or neutral effects of potential for growth in the villages.

The assessment scores for each village in the each category are then aggregated in order to broadly understand their overall performance in social terms, environmental terms and economic terms. Of course sustainability is the balance of these three categories, but sometimes social and economic opportunities will need to be furthered at the expense of some environmental issues, which will then need to be mitigated where possible or compensated for in other areas. Of course in other cases environmental issues will be so important that economic and social opportunities might be limited. In understanding the opportunities and constraints through Sustainability Appraisal decisions can be made on a more informed basis and opportunities to enhance and mitigate the outcomes can be better understood.

This method of assessing the sustainability of a village by totting up positive and negative scores is relatively crude and by no means presents a definitive understanding of all aspects and dynamics of a village. It is merely a tool to obtain a quick overview of the relative current sustainability of the villages in light of their potential to accommodate new housing growth and highlight where attention might need to be focused in delivering such growth to ensure the appropriate balance of social, environmental and economic aspects.

Results

Settlement Hierarchy		Sustainability Hierarchy					
		Social		Environmental		Economic	
1	Wadhurst	1	Wadhurst	3	Buxted	2	Forest Row
2	Forest Row	3	Buxted	4	Frant	1	Wadhurst
3	Buxted	16	East Hoathly	5	Mayfield	10	Rotherfield
4	Frant	4	Frant	6	Groombridge	14	Little Horsted
5	Mayfield	5	Mayfield	13	Isfield	5	Mayfield
6	Groombridge	6	Groombridge	1	Wadhurst	7	Hartfield
7	Hartfield	11	Horam	8	Maresfield	16	East Hoathly
8	Maresfield	19	Framfield	10	Rotherfield	11	Horam
9	Danehill	10	Rotherfield	11	Horam	6	Groombridge
10	Rotherfield	7	Hartfield	12	Five Ash Down	9	Danehill
11	Horam	12	Five Ash Down	14	Little Horsted	15	Withyham
12	Five Ash Down	2	Forest Row	15	Withyham	17	Fletching
13	Isfield	13	Isfield	23	Rushlake Green	19	Framfield
14	Little Horsted	17	Fletching	9	Danehill	20	Broad Oak
15	Withyham	18	Nutley	22	Laughton	23	Rushlake Green
16	East Hoathly	20	Broad Oak	7	Hartfield	4	Frant
17	Fletching	24	Boreham street	20	Broad Oak	22	Laughton
18	Nutley	9	Danehill	21	High Hurstwood	8	Maresfield
19	Framfield	21	High Hurstwood	24	Boreham Street	12	Five Ash Down
20	Broad Oak	23	Rushlake Green	2	Forest Row	13	Isfield
21	High Hurstwood	14	Little Horsted	17	Fletching	18	Nutley
22	Laughton	15	Withyham	19	Framfield	3	Buxted
23	Rushlake Green	22	Laughton	16	East Hoathly	21	High Hurstwood
24	Boreham Street	8	Maresfield	18	Nutley	24	Boreham Street

Social Aspects

The range of services and facilities each settlement has, combined with the development potential largely governs the assessment against the social objectives. Other factors include the vibrancy of the settlement, however the information relating to this is less consistent, although that in itself may be an indicator of the settlements vibrancy as those that score positively in this respect tend to have village websites highlighting the range of social activities available. There are a few anomalies with the settlement hierarchy when considering the social aspects and this may be largely due to housing land potential and therefore the settlement potential to address affordable housing need and deliver housing. Of note East Hoathly features higher in the social sustainability hierarchy, as does Framfield, whereas Forest Row, Danehill and Maresfield do less well.

Environmental Aspects

As we are assessing rural settlements that are all surrounded by and have public rights of way into the countryside they all score positively for improving access to the countryside. A point to note here is that the 'access to the countryside' SA Objective also seeks to conserve and enhance the countryside. Improving people's access to the countryside may seem diametrically at odds with conserving and enhancing the countryside and this may be particularly acute in the AONB for example. For the purposes of this assessment it is considered that the particular sighting of development as well as high quality design and construction should ensure that that the objectives of the AONB are maintained. If this objective were to become two separate, one on a more social tip to improve access to the countryside and one in the environmental category to conserve and enhance then settlements would perhaps score differently depending on their location in or outside the AONB.

Those settlements with land potential score positively for flood risk as such land has been identified that is away from areas of flood risk and therefore development would be contributing to reducing flood risk by placing more people in areas of low risk.

The performance against a number of the SA environmental objectives will depend upon implementation, but should be broadly generic across all the settlements. For example promoting energy efficiency, promoting renewable energy, reducing emissions of greenhouses gases and minimising waste and promoting the waste hierarchy will depend upon district wide policies requiring sustainable building practices.

At this stage of SA work on the rural settlements, performance against the SA Objective to reduce air pollution has been marked neutral equally for all settlements. The Objective is 'to reduce air pollution and ensure local air quality continues to improve'. Without further implementation detail in terms of quantity and type of development and the opportunities that different development might bring, it is not considered likely that growth in rural settlements will generally contribute to achieving this objective. Some links can be drawn between accessibility, self-sufficiency and potential for reducing air pollution but the particular location of a settlement, the level and type of development proposed and the habits of residents in rural settlements can all also be a factor.

Anomalies with the settlement hierarchy include Isfield, Rushlake Green and Laughton featuring higher in the sustainability hierarchy and Forest Row and Hartfield feature considerably lower. Again settlements with no land potential do less well as they are not able to contribute to reducing flood risk (through development in areas of lowest flood risk) or making efficient use of land by prioritising brownfield sites for development.

A reason for settlements performing better in the sustainable environmental hierarchy than the settlement hierarchy is due to proximity of settlements to sites designated for nature conservation importance and also a settlement's

resources in terms of local produce and its ability to contribute to reducing the impact of consumption of resources.

Economic Aspects

Data for economic assessment is less consistent than that available for environmental and social assessment. Nevertheless the assessment has been carried out using parish data where possible for educational attainment and household income; available information on tourist attractions and accommodation, employment opportunities and the presence of business areas. Anomalies between the settlement hierarchy and SA hierarchy for economic factors include Buxted, Frant, Maresfield and Isfield featuring lower in the SA rankings, identifying requirements for economic mitigation, through development where appropriate to stimulate the local economies and provide more local jobs. Rotherfield and Little Horstead feature high in the SA rankings in economic terms due in part to their locally significant employment opportunities.

Conclusions

It can be concluded that on balance the settlement hierarchy represents a broadly appropriate ranking of settlements when the issues of environment, social and economic factors are considered holistically. There are however three anomalies of note, where the SA findings indicate the settlement may be more or less sustainable relative to the others in the hierarchy. Forest Row and Maresfield both rank lower in SA terms than in the Settlement Hierarchy. Forest Row is due to its particular environmental constraints and likelihood for adverse impacts on biodiversity and due to the lack of available housing land potential and access to health facilities in social terms. Maresfield is largely due to social factors, including social exclusion and access to health and other services and facilities, opportunities therefore may exist to improve the social issues in Maresfield with appropriate new development that includes community and health facilities. Rotherfield, Horam and East Hoathly perform well in sustainability terms and feature higher in the SA hierarchy, due to strong social and economic assessments. East Hoathly has poor environmental performance and this is due to housing land potential being identified on Greenfield land and likelihood of increased car use with new development due to poor accessibility.

APPENDIX 1

DETAILED SUSTAINABILITY APPRAISAL

The settlement hierarchy, based upon the combination of accessibility and self-sufficiency, can be considered within the wider context of sustainability appraisal including social, economic and environmental constraints and opportunities in order to help inform the appropriate level of future development.

Information on accessibility and self-sufficiency go some way to answering some of the sustainability criteria, the work on development potential including affordable housing need, housing land potential and Parish Council aspirations meet others, but there are further aspects we can review in order to provide as complete a picture as possible on the level of growth that might be sustainable for individual settlements. Housing land potential takes into account flood risk and does not include land in flood risk areas.

Other aspects for consideration include:

Environmental

- Landscape constraints (AONB, Countryside Gap, registered buildings, parks & gardens) & opportunities (regeneration potential)
- Visual impacts (prominence in landscape, aspect in relation to protected buildings, sight lines etc)
- Ecological/conservations issues (protected designated sites – local, national, international, green network)
- Air quality – potential for deterioration
- Groundwater protection zones

Social

- Cultural and religious facilities
- Green and open space and leisure facilities
- Crime and fear of crime

Economic

- Vibrancy of settlement centre / retail / employment / business

Using the information described above we can assess the settlements using the SA Framework, which will highlight the particular strengths and weaknesses of the settlements in sustainability terms and identify

opportunities where improvements can be delivered through appropriate sensitive development.

✓ = Compatible with SA Objective

X = Incompatible with SA Objective

~ = Neutral or not relevant to SA Objective

? = Unclear, further information required

Settlement: Wadhurst - A self sufficient settlement with a centre containing a range of shops and fair accessibility to Tunbridge Wells and very good accessibility to a secondary school. Overall accessibility is good (Hierarchy position 1 of 24) **Development potential assessed as high**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	✓	Medium development potential due to good range of services and facilities, high affordable housing need (84); housing land potential exists but below that of affordable housing need (70)
2. Health	✓	GP service and dispensary, dentist facility, potential to deliver affordable housing, playing pitches and green space
3. Social inclusion	✓	Primary and secondary school, community hall, public house, convenience store
4. Crime	~	Not a major issue in Wealden, no local information, opportunity to design out crime
5. Accessibility	✓	Frequency of between 31 minutes and 1 hour and duration of travel of 30 minutes or less by public/ sustainable transport. Train station in proximity. Place of Worship in the settlement and a good range of facilities.
Environment		
6. Flood risk	✓	Wadhurst is within the River Teise catchment. Overland flooding in Sparrows Green, Wadhurst in July 1996. Wadhurst suffered from flooding as a result of lack of capacity in the existing drainage infrastructure and/or the speed at which storm water is delivered to watercourses. SFRA advises on policy concerning SuDS and drainage requirements. Wadhurst Park Lake reservoir also has a flood management plan.
7. Re-use Land	X	Housing land potential is based on Greenfield land opportunities.

8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility only scored fair for settlement hierarchy – consider the opportunities for enhancing public transport and in particular bus links to rail station and cycle paths and mixed use development
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	✓	There are no designated sites within or surrounding the settlement. Identify opportunities for green network links
11. Countryside	✓	Wadhurst is wholly within the High Weald AONB with good access to quality countryside, a number of local walks, has a Conservation Area and listed buildings. Need to ensure new development does not adversely affect the landscape setting, and the setting of heritage assets.
12. Travel	✓	Settlement is relatively self-sufficient so contributing to reducing the need to travel. 17% of 16-74 yr olds use public transport to get to work in the Parish of Wadhurst, which is the second highest of all parishes in Wealden – opportunity for new development to further support public transport use and contribute to reducing travel by car
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	?	Wadhurst Clay Formation classified as a minor aquifer. Groundwater classified as moderately vulnerable in SFRA – important when advising on use of SuDS. Wadhurst Park Lake is classified as a reservoir and the EA are the statutory body for reservoir safety. Need to ensure future development would not adversely affect ground and surface water quality either directly or indirectly.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.

16. Local Resource	?	Further information required on local resources. Wadhurst Market at the Commemoration Hall 1.30 - 4.00 Fourth Thursday of each month.
Economic		
17. Rural prosperity	✓	Wadhurst Ward has an average household income mean of £43,696, which is well above the Wealden average. Wadhurst can be considered a market town. Wadhurst Ward had 260 VAT based enterprises in 2004, which is a significant number compared to other wards in the district. Opportunities for future development to contribute positively to the economic profile of Wadhurst.
18. Tourism	?	Wadhurst is within the AONB, Wadhurst Castle cottages offer self-catering accommodation, a range of hotels and B&B's in the area
19. Employment	✓	Business area present and locally significant employment opportunities. Level of self-containment for work 41% (Countryside Agency socio-economic profile 2001 census)
20. Workforce	✓	Primary and secondary schools in Wadhurst – information on capacity will help inform ability to absorb future development or levels that may trigger contributions to education facilities. Parish data: 72% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a decline of 3.6% from 2005 whereas the Wealden average rose 2.7%.
21. Centre	✓	It has a traditional butcher, baker, ironmonger, hairdresser, bank, post office, gift shop and several pubs. Information on regeneration opportunities needed
22. Economy	✓	Business area. Between 28% and 30% of working residents are employed in either real estate, renting and business activities or in financial intermediation. Level of self-containment for work 41%. (Countryside Agency socio-economic profile, based upon 2001 census)

Settlement of Wadhurst SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Wadhurst is a flourishing community with a full range of shops and local services and a wealth of attractive buildings going back to the Middle Ages. The church of St Peter & St Paul is set on the northern edge of the centre of Wadhurst and, with its varied range of cast iron memorial slabs in the body of the church, provides a constant reminder of the iron industry on which Wadhurst's early prosperity was based. Now it has a range of local employment opportunities but - increasingly - relies on the railway to support a growing commuter population. (Wadhurst Partnership)

Analysis using the SA Framework tool, incorporating the hierarchy and housing potential work has shown that the settlement of Wadhurst has scored positively in sustainability terms for the consideration of future development and ability to beneficially affect the Sustainability Objectives, particularly the social and economic. The environmental factors may need further research and policy option detail in order to eliminate adverse effects, as Wadhurst lies within the AONB and on a minor aquifer, however there is potential to turn the current question marks into a positive assessment with more spatially specific information. There are no ecological conservation sites within or around the settlement.

Settlement: Forest Row - a self-sufficient settlement, with exception to secondary school provision, with a centre containing a good range of shops and very good access to East Grinstead (hierarchy position 2 of 24). Housing development potential assessed as low		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	X	Affordable housing need is high (100), though development potential is low – land potential is 0.
2. Health	X	GP services and dispensary and dentist are available locally, however present premises would not be able to cope with additional numbers. Land potential is such that affordable housing need may not be met. Playing pitches and green space available
3. Social inclusion	~	Good range of services and facilities, primary school, convenience store, community hall, public house though high unmet affordable housing need
4. Crime	~	Not a major issue in Wealden, no local information, opportunity to design out crime

5. Accessibility	✓	Frequency of between 31 minutes and 1 hour and duration of travel of 30 minutes or less by public/ sustainable transport. Place of worship in the settlement and good range of facilities.
Environment		
6. Flood risk	~	The River Medway flows through Forest Row, which falls within its catchment, this river flooded in Forest Row in 1960 and there have been 6-10 significant flood events her between 1846 and 2001. The most recent flooding event 20th July 2007, flooding occurred after a high intensity rainfall event caused a high volume of surface water being directed to the rivers and drains. The drainage system within the town had also insufficient capacity to channel the water to the River Medway causing floodwater to back up and propagate surrounding low-lying land. Requirement for specific policies relating to this aspect of flood risk management. Flood risk to the north and east. SuDS to use Infiltration and Combined Infiltration/Attenuation
7. Re-use Land	~	No land potential identified
8. Air pollution	~	Current air quality considered good across Wealden – need to ensure no decline with future development potential. The settlement is dominated by the A22 for travel and congestion is reported to be a problem and this will have an impact on air quality – future development must not be allowed to contribute to deterioration in air quality. Accessibility only scored fair for settlement hierarchy – consider the opportunities for enhancing public transport.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	X	Ashdown Forest (SPA, SAC, SSSI) to the south of the settlement potential for adverse effects regarding future development. Weirwood Reservoir situated close by is a SSSI and Local Nature Reserve. To the south of the village, the Forest descends steeply to the Medway Valley and is an area of high scenic quality, which has been designated a SSSI.

		GIS to confirm proximity to designated sites.
11. Countryside	✓	Forest Row is within the High Weald AONB with good access to quality countryside with a number of local walks and the Ashdown forest, where the public have full right of access. Forest Way Country Park, which is 10 miles long and is used for walking, cycling, horse riding and the quiet enjoyment of the countryside passes close by. Forest Row has a Conservation Area and a number of historic and listed buildings and a non statutory Grade II listed park; however Kidbrook Park, Far Blacklands Iron Bloomery and Brambletye House are on the Heritage at Risk Register – opportunities to enhance this heritage could be sought. The Forest Way cycle trail passes through Forest Row on Sustrans Route 21 and provides an easy to cycle off road route. Need to ensure new development does not adversely affect the landscape setting, and the setting of heritage assets.
12. Travel	X	10.6% of 16-74 yr olds use public transport to get to work; accessibility is assessed as only fair. Forest Row is on the A22 so transport by car/road is dominant, additional development here would be unlikely to reduce travel by car. Congestion is a particular problem for Forest Row. There is a good off-road easy to cycle Sustrans cycle route to East Grinstead (3 miles)
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	?	Groundwater vulnerability described as moderate. Weirwood Reservoir is close by
15. Energy	✓	Forest Row is a Transition Town: In response to the twin pressures of Peak Oil and Climate Change, some pioneering communities in the UK, Ireland and beyond are taking an integrated and inclusive approach to reduce their carbon footprint and increase their ability to withstand the fundamental shift that will accompany Peak Oil.
16. Local Resource	✓	There are two organic farms, which work together - members of the community, together with the farmers, run Tablehurst Farm and Old Plaw Hatch Farm. They provide organic meat, vegetables and dairy products all year round.

Economic		
17. Rural prosperity	✓	Mean average household income for the Parish of £40,000, which is above the Wealden average. Forest Row Ward has 250 VAT based enterprises as of 2004. Forest Row has been awarded Fairtrade Village status, which can be considered as a sign of vibrancy in the settlement. Forest Row is twinned with Milly La Foret in France
18. Tourism	✓	The Ashdown Forest is a high tourist attraction and Forest Row has a variety of accommodation and other activities to capitalise on its location adjacent to the Forest.
19. Employment	✓	Business area present and locally significant employment opportunities. Forest Row is a local employment centre providing jobs in the retail, office and service sectors. 180 businesses including a post office and two large employers.
20. Workforce	(✓)	1 State Primary and 4 independents; Emerson College is a Steiner Teacher Training facility and adult education and research centre. The existing primary school would be unable to cope with any additional housing in excess of 100 units. Parish data: 61.1% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a decline of 3.9% from 2005 whereas the Wealden average rose 2.7%.
21. Centre	✓	Forest Row is used as a local shopping centre for the nearby villages of Ashurst Wood, Colemans Hatch, Upper Hartfield and Sharpthorne/West Hoathly
22. Economy	✓	Business area.

Settlement of Forest Row SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

The village of Forest Row is a vibrant community that seems to buck national trends. It boasts many local specialist shops including three butchers, a baker, a greengrocer and many other shops that ensure a thriving local economy. The community also supports two organic farms. Forest Row is used as a local shopping centre for the nearby villages of Ashurst Wood, Colemans Hatch, Upper Hartfield and Sharpthorne/West Hoathly.

Whilst the majority of the population is static, there is a large minority that is transient – moving to the village for the flagship Rudolph Steiner School and the Scientology School (Greenfields). Many of these people come from abroad and, whilst some return home after a few years, many stay on to create a very unique and mixed community. There is also a student population for Emmerson College. However the majority of the population have lived in the village all their lives and their families go back many generations.

The village lies within the High Weald AONB and is adjacent to Ashdown Forest, an area with national and European protection. To the north of the village is a tributary of the river Medway creating an area designated as 'flood plain'. The old railway line (East Grinstead to Tunbridge Wells) also runs to the north of the village, now the Forest Way, part of the Sustrans National Cycle Network. (Forest Row Parish Council)

Significant environmental constraints and opportunities prevail in the Forest Row area, conservation interests at the European, national and local level, the area is entirely within a high quality landscape, important heritage is at risk, there is a history of flood events and flood risk is still a current concern. The environmental issues are compounded by dominance of road transport as the A22 runs through the settlement. The centre of Forest Row has already been optimised with respect to the current levels of traffic and there are no further mitigating measures to alleviate further increases in traffic numbers.

The local economy and community appears vibrant, with varied business and community interests, local producers working with the community, twinning activities, sustainable energy transition status, fair trade status to name a few initiatives.

Settlement: Buxted: A relatively self sufficient settlement with good accessibility to Uckfield, with a frequent service at peak hours changing to fair during the day time (3 of 24 in settlement hierarchy) **Development potential assessed as high**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	✓	Housing land potential assessed as high (140), affordable housing need assessed as comparatively fairly low (27)
2. Health	✓	GP service and dispensary available locally, playing pitches and green space

3. Social inclusion	✓	Reasonable accessibility by public transport, a range of services and facilities locally available
4. Crime	~	The Parish is not a high crime rate area, but the feeling from the Parish Survey is that the crime there has been has not been well dealt with by the Police. There is considerable concern over crime and a desire to see an increased Police presence even to the extent that a significant percentage (36%) would be prepared to contribute financially for a Community Support Officer, opportunity to design out crime.
5. Accessibility	✓	Reasonable: Frequency of 30 minutes or less and duration of travel of 30 minutes or less by public/ sustainable transport, with exception to access to a secondary school being frequency between 31 minutes and an hour. Buxted rail station is on the Uckfield to London line and has a regular service Monday to Saturday. A good range of facilities and services, including a place of worship within the settlement.
Environment		
6. Flood risk	✓	Buxted is within the catchment of the River Uck and the River Ouse and was affected most recently in the flood of 2001 and 2000. Historic flood events include in 1997, 1994 and 1993. The Ouse CFMP also identifies that Buxted is at risk of overland flow flooding as a culvert under a road crossing is under capacity and this has been causing water to back up. Flood warning in operation for River Uck between Parsonage Wood and the High Street including the Old Mill area. SuDS to use Infiltration and Combined Infiltration/Attenuation
7. Re-use Land	✓	Housing land potential identified includes brownfield land opportunities
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility only scored reasonable for settlement hierarchy – consider the opportunities for enhancing public transport and in particular bus links and rail services and cycle paths and mixed use development

9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Buxted Park SSSI, unimproved grassland lies directly to the southwest of the settlement. Ancient woodland within the Parish. Ashdown Forest approximately 5km to the north. Identify opportunities for green network links
11. Countryside	✓	Buxted village itself is not wholly within the AONB but is closely related geographically and the Parish of Buxted includes area of AONB. No Conservation Area. Buxted Walk (6) is a circular route that provides access to the surrounding countryside.
12. Travel	✓	Buxted rail station is on the Uckfield to London line and has a regular service Monday to Saturday and presents a good opportunity to encourage transport by means other than the car. The issue of 'Rat Runs' (aggravated by increased parking around the station due to rail service improvements and poor parking in Uckfield) causes great concern to local residents. (Parish Council 2006)
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	No specific water quality issues identified. Water efficiency measures through sustainable development to be considered as elsewhere in the district.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	?	Oast Farm shop. No significant opportunities for local resourcing have been identified – further research may identify.
Economic		
17. Rural prosperity	✓	Mean average household income for the Parish is £47,638 which is significantly above the Wealden average £38,000. Buxted and Maresfield Ward had 250 VAT based enterprises

		(2004).
18. Tourism	?	There is a hotel, self-catering accommodation and a couple of public houses. Local walks and proximity to the Ashdown Forest and High weald AONB present opportunities.
19. Employment	(✓)	No business area. Locally significant employment opportunities. 6% are currently employed locally, but significantly 30% wanted to be employed locally. (Parish Council 2006)
20. Workforce	(X)	Settlement has a primary school, but no secondary school. Parish data: 56% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a decline of 12.4% from 2005 whereas the Wealden average rose 2.7%.
21. Centre	~	Not a significant selection of local shops.
22. Economy	~	No business area

Settlement of Buxted SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

The village is predominantly residential in character with a range of local shops, services and employment opportunities for the local community and surrounding rural area. In addition, Buxted Station on the Uckfield to London railway line provides convenient access to larger centres for employment, shopping and leisure purposes. (Local Plan)

The settlement of Buxted performs well against the SA Objectives relating to social aspects including housing and accessibility with good potential for future development and opportunities to address affordable housing and travel choice. Environmental constraints are not significant, though flooding issues will need to be properly addressed and any development sites subjected to the PPS25 sequential test for locating new development away from areas of higher flood risk. Major development proposals will also need to consider their impact on the nearby SSSI and the Ashdown Forest SAC.

There are local employment opportunities but a clear indication that more is required could present opportunities for the LDF. Capacity of the primary school should be considered and contributions of new development to education services maybe important.

Settlement: Frant: Relatively self sufficient with very good accessibility to Tunbridge Wells but reasonable accessibility overall (4 of 24 in settlement hierarchy) **Development potential assessed as low**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	✓	Housing land potential is identified as lower (20) than the identified affordable housing need (30). Potential for further suitable land for development if wastewater infrastructure is improved.
2. Health	?	GP services available locally (capacity unknown) though no dispensary identified – need to improve access to GP services. Land potential to meet some of the affordable housing need. Playing pitches and green space locally.
3. Social inclusion	✓	Reasonable accessibility by public transport, including a railway station, a range of services and facilities locally available
4. Crime	~	Crime levels are low and no reported to be a significant problem
5. Accessibility	✓	Frant Railway station in Bells Yew Green within walking distance (2km) of Frant and is on the Hastings to Charing Cross line. Frequency of 30 minutes or less and duration of travel of 30 minutes or less by public/ sustainable transport, with exception to access to a secondary school being frequency between 31 minutes and an hour. A fair range of services and facilities including a place of worship within the settlement.
Environment		
6. Flood risk	✓	Flood risk not an issue – Frant is not referred to in the SFRA
7. Re-use Land	✓	Housing land potential identified includes brownfield land opportunities
8. Air pollution	✓	Current air quality considered good – need to ensure no decline with future development

		potential. Accessibility scored reasonable for settlement hierarchy – consider the opportunities for enhancing public transport and in particular links to rail station and cycle paths and mixed use development
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Eridge Park SSSI adjacent to the village on the west side. The site encloses the National Trust reserve known as Nap Wood. Eridge Green is an area of ancient woodland with outcrops of sandstone that hosts some unusual fauna.
11. Countryside	✓	Frant is within the High Weald AONB access to quality countryside is good with local walks and Walk 19 : Frant to Tunbridge Wells including a short (12km) and longer walk (21km). Frant has a Conservation Area and many listed buildings including the railway station. Need to ensure new development does not adversely affect the landscape setting, and the setting of heritage assets.
12. Travel	✓	Railway station and bus services provide reasonably good public transport service and opportunity to encourage travel by means other than the car – opportunity to ensure links between Frant and the station by bus, community transport and cycle are well serviced.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	?	Limited capacity of wastewater infrastructure – need to ensure no adverse effects on groundwater and any local watercourses including the Frant Lakes.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	?	No significant opportunities for local resourcing have been identified – further research may identify. Local Farms?

Economic		
17. Rural prosperity	✓	Frant Parish has an average household income mean in £43,550, which is well above the Wealden average of £38,000. The Frant/Withyham Ward had 325 VAT registered businesses in 2004.
18. Tourism	?	Local tourism includes open days at Forge Wood Farm and the Heavy Horse Show, walks and rides through Eridge Park
19. Employment	(✓)	No business area. Locally significant employment opportunities.
20. Workforce	~	There is a primary school in Frant but no secondary or adult education. No data on GCSE attainment.
21. Centre	?	Info required
22. Economy	~	No business area

Settlement of Frant SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Frant is a small, attractive village located within the High Weald Area of Outstanding Natural Beauty, a few miles south of Tunbridge Wells. It lies in an elevated ridge-top position, which affords extensive views across the surrounding countryside. There is a large number of listed buildings in the village and, in recognition of its special architectural and historic character, the majority of the settlement is a designated Conservation Area.

Development potential and accessibility of Frant contribute to the settlement performing well against SA Objectives concerning housing, accessibility, travel and social exclusion, opportunities exist with new development to improve health facilities, particularly where capacity or accessibility is shown to be a problem. Access to quality countryside and built heritage is considered to be good; careful consideration of the adjacent SSSI will be necessary. Wastewater treatment issues will need to be resolved for higher levels of development. Opportunities for local resources will need to be investigated. Further information on the performance against the economic objectives is necessary.

Settlement: Mayfield: Self sufficient without secondary school provision, with a centre containing shops and facilities, with fair accessibility to Heathfield and to Wadhurst Train Station (5 of 24 in the settlement hierarchy). Development potential assessed as low with potential to increase.		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	✓	Housing land potential is assessed as significantly greater (140) that affordable housing need (36). Access to public transport is currently constraining ability to allocate higher levels of development – though medium/high future allocations could help bring about improved access to public transport.
2. Health	✓	GP services, dentist and dispensary available locally. Potential to meet affordable housing need. Parish Plan identifies a need for new additional or improved GP premises, Playing pitches and green space.
3. Social inclusion	~	Mayfield has a good range of community services and facilities. The Parish Council describes it as a "highly active community that uses their own resources to provide many of the services and activities the community enjoy". However access to public transport maybe excluding some members of the community.
4. Crime	~	
5. Accessibility	~	Described as very poor - Either frequency of service by public transport more than 1 hour or duration of travel by public/ sustainable transport more than 30 minutes to town centre; Frequency of service by public transport between 31 minutes and 1 hour and duration 35 minutes or less; and frequency of public transport to town centre 31 minutes to 1 hour and duration of 30 minutes or less. A good range of services and facilities including a place of worship within the settlement.

Environment		
6. Flood risk	✓	Mayfield is in the catchment of the River Rother. Mayfield has suffered from flooding as a result of lack of capacity in the existing drainage infrastructure and/or the speed at which storm water is delivered to watercourses. Discharge rates will need to be restricted and drainage plans with maintenance information will need to be prepared for new development. Sequential test for sites will be necessary. SuDS to use Infiltration and Combined Infiltration/Attenuation
7. Re-use Land	?	No information
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential. Accessibility scored very poor for settlement hierarchy – consider the opportunities for enhancing public transport.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	✓	No significant biodiversity constraints identified. GIS to confirm proximity to designated sites of local, national and international importance, as well as opportunities for green network links
11. Countryside	✓	Surrounding countryside is AONB, there are a number of local walks of varying lengths including a circular route, providing good access to the countryside. There is an historic and picturesque village core where the majority of buildings in the locality are listed as being of special architectural or historic importance. Need to ensure new development does not adversely affect the landscape setting, and the setting of heritage assets.
12. Travel	X	Transport arrangements for modes other than the private car and road transport are described as poor and currently do not present a good opportunity to encourage modes other than the car. However with the right level of development it may be possible to enhance public transport services and accessibility and start to encourage the shift from

		primary car use.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	Groundwater described as low vulnerability
15. Energy	~	The Mayfield and Five Ashes Parish Council strategy for the development of renewable energy would be to set a high target of 20% in view of Wealden's potential. However such energy should be commercially viable. The strategy is dependent on more data being made available and notes the long payback times that such a strategy would incur. It rejects the South Eastern Region Plan target of 10%. Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	?	No local resource opportunities identified – further research necessary. Hen on the Gate – organic farm shop
Economic		
17. Rural prosperity	✓	Mean average household income (£40,333) is above that for Wealden (£38,296). In 2004 there were 134 VAT registered business in Mayfield Ward.
18. Tourism	?	Very picturesque with a range of accommodation.
19. Employment	(✓)	No business area. Locally significant employment opportunities. 25.6% of the workforce is employed as managers or senior professional, which is substantially higher than the Wealden, East Sussex, south East and national average.
20. Workforce	✓	Nursery and primary school in Mayfield. Parish data: 59.3% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a rise of 6.7% from 2005 whereas the Wealden average rose 2.7%. On a Parish level substantially greater percentage of the working population (16-74) has qualifications at level 4 or 5 than

		Walden, East Sussex, South East or nationally.
21. Centre	?	
22. Economy	~	No business area

Settlement of Mayfield SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Mayfield is an historic village, situated on a ridge-top within steeply undulating and attractive countryside. It is predominantly residential in character and is an important service centre for the village and surrounding area with a range of shops, local services and businesses, which provide a significant amount of local employment.

Its elevated position affords extensive views of the surrounding countryside, especially to the south towards Heathfield and north towards Argos Hill. The whole of the surrounding countryside lies within the High Weald Area of Outstanding Natural Beauty. (Local Plan)

The village benefits from a vibrant and thriving community supporting many local businesses and trades, including a wide range of shops, educational establishments and well-equipped public areas. (Parish Plan)

The SA shows that Mayfield performs well in consideration of housing and economic objectives as well as some of the environmental objectives; insufficient access to secondary school, town centre and railway station with resulting reliance on the car. If enhancing public transport links can reduce the accessibility issues then this settlement would be considered a sustainable location for additional development.

Settlement: Groombridge: A relatively self sufficient settlement and fair accessibility (6 of 24 in the settlement hierarchy) Development potential assessed as low with potential to increase		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**

Social		
1. Housing	?	No affordable housing need identified, no housing land potential identified. Further investigation may identify suitable land.
2. Health	✓	GP service available locally – The Nook (accepting new patients that live in the catchment which includes Groombridge, Hartfield and surrounding area). Burrswood is an independent non-surgical hospital, which treats the whole person in a Christian environment. Playing pitches, sports pavilion and green space
3. Social inclusion	~	Settlement assessed as having a good range of services and facilities, including a primary school and village hall and fair accessibility
4. Crime	~	Not a major issue in Wealden, no local information, opportunity to design out crime
5. Accessibility	✓	Fair Accessibility - Frequency of between 31 minutes and 1 hour and duration of travel of 30 minutes or less by public/ sustainable transport. Good range of facilities and services including place of worship.
Environment		
6. Flood risk	✓	Groombridge is within the River Medway catchment. There have been 6-10 historical flood events between 1846 and 2001. No specific policy identified for the are in the SFRA. SuDS to use Infiltration and Combined Infiltration/Attenuation
7. Re-use Land	~	No land potential identified
8. Air pollution	~	Current air quality considered good – need to ensure no decline
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	✓	Nearest SSSI site is Penn's Rocks just under 2km away to the south west, Eridge Green SSSI is approximately 2km away to the east and High Rock SSSI is approximately 3km away to the north east.

11. Countryside	✓	Groombridge is within the High Weald AONB with a number of local walks, including Forest Row to Groombridge and the Groombridge to Speldhurst circular route, accessing the quality surrounding countryside. Forest Way Country Park, which is 10 miles long and is used for walking, cycling, horse riding and the quiet enjoyment of the countryside passes close by. To the north of the main village, over the Kent border, the special architectural and historic character around Bird in Hand Street and Groombridge Place has been recognised by its designation as a Conservation Area. Groombridge Place is itself a Grade I Listed Building set amidst a Registered Historic Park and Garden. Need to ensure new development does not adversely affect the landscape setting, and the setting of heritage assets.
12. Travel	~	Accessibility by public transport only described as fair, presenting limited opportunities to encourage travel by modes other than the car, however there is a railway station, although predominantly for a heritage/tourism service and a limited public service may be a viable option and an opportunity for enhancement.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	?	Groundwater vulnerability described as moderate in the SFRA. Wastewater capacity unknown.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	?	The Asparagus Farm, Birchden Farm, located on Frant Rd near Groombridge
Economic		
17. Rural prosperity	✓	The parish of Withyham has a significantly higher mean average household income (£44,748) that the Wealden average (£38,296)

18. Tourism	✓	Groombridge Place Gardens and Enchanted Forest won the Tourism South East Award for Excellence in 2005, however no visitor accommodation in Groombridge settlement itself. Spa Valley Railway runs through Groombridge and stops at the station. Possible for opportunities to provide some local accommodation for tourists?
19. Employment	~	No business area. No data for locally significant employment.
20. Workforce	✓	There is a nursery and primary school. Parish data: 66.7% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. No data for 2005. On a Parish level substantially greater percentage of the working population (16-74) has qualifications at level 4 or 5 than Wealden, East Sussex, South East or nationally.
21. Centre	?	Information required
22. Economy	~	No business area

Settlement of Groombridge SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

The village is primarily residential in character, providing a number of local services and recreational facilities for its residents and the surrounding rural area. Within the village there is a tightly-knit older core around Station Road and Corseley Road, whilst to the south there is a number of more extensive estate developments. Along the southern edge of the village the mature gardens, substantial tree cover, embankments and hedgerows all contribute to the more rural character of Corseley Road and Florance Lane.

To the north of the main village, over the Kent border, the special architectural and historic character around Bird in Hand Street and Groombridge Place has been recognised by its designation as a Conservation Area. Groombridge Place is itself a Grade I Listed Building set amidst a Registered Historic Park and Garden. (Local Plan)

More research is required for this settlement in terms of identifying land potential, public transport opportunities, particularly concerning the railway, local resource opportunities and the economic situation including potential for tourism accommodation. There are good links to the countryside and to tourist attractions of possibly regional importance.

Settlement: Hartfield: A relatively self sufficient settlement, with a tourist attraction, and fair accessibility to East Grinstead (7 of 24 in settlement hierarchy) **Development potential assessed as low with potential to increase**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	X	Affordable housing need identified as 36 but no land has been identified as potential for housing development.
2. Health	✓	Hartfield Village Surgery has been run from a temporary portacabin as a joint venture with The Nook in Groombridge, however a new permanent health centre at Old Crown Farm has been given planning consent and construction was completed in 2009 (*check completion*). The practice serves the villages of Groombridge, Hartfield and surrounding areas. Playing pitches and green space.
3. Social inclusion	~	The village has a primary school and play school, village hall and community activity however there is a comparably large unmet affordable housing need. Accessibility only described as fair.
4. Crime	~	
5. Accessibility	~	Assessed as fair - Frequency of between 31 minutes and 1 hour and duration of travel of 30 minutes or less by public/ sustainable transport. There are no cycle lanes except for the Forest Way. Hartfield Primary School has built a new cycle shed and is allowing older children to cycle to School. Facilities and services locally including a place of worship.
Environment		
6. Flood risk	~	No land identified. Hartfield is in the River Medway Catchment. There have been between 6 and 10 flood events between 1846 and 2001. In February 1996 groundwater flooding affected the High Street. In January 2000 flooding at Forest Springs Fish Farm through

		surging lakes was reported to the Council. SuDS to use Infiltration and Combined Infiltration/Attenuation.
7. Re-use Land	~	No land potential identified
8. Air pollution	~	Current air quality considered good – need to ensure no decline
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Settlement approximately 2km from the northern edge of the Ashdown Forest, which designated as an SAC, SPA and SSSI. The Forest Way runs along an old railway line and is an important habitat for wildlife as a 'green corridor'.
11. Countryside	✓	Hartfield is wholly within the AONB and has numerous local walks accessing the countryside particularly the Ashdown Forest. There is also a country park called Forest Way, which is 10 miles long and is used for walking, cycling, horse riding and the quiet enjoyment of the countryside. Within the village there are a large number of listed buildings and the area is designated as a Conservation Area. Need to ensure new development does not adversely affect the landscape setting, and the setting of heritage assets.
12. Travel	X	Parish survey found that people mostly (90%) travel by car but would use train, bus, cycle and walking if there were an improvement to services and facilities.
13. Waste	? (~)	The demand for local recycling depots is currently met by facilities in Forest Row, Groombridge and local towns. No suitable site has been identified in Hartfield. Information required on local ability to compost may present opportunity to capitalise on local initiative
14. Water	?	Groundwater described as moderately vulnerable. Wastewater capacity exists in Hartfield
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.

16. Local Resource	?	Kent and Sussex Apple Juice and Cider Centre is local to Hartfield with farm shop and PYO open all year.
Economic		
17. Rural prosperity	✓	Hartfield Parish has substantially higher mean average household income £46,133 than Wealden £38,296. In 2006 there were around 130 businesses registered on the parish council's website, and over 200 VAT registered businesses in Hartfield. The true number of local businesses is possibly far higher, with a wide range of professional services, tradesman and hospitality services with in the parish.
18. Tourism	✓	Part of the Ashdown Forest tourist experience with the 'Winnie the Pooh' shop. Camping and caravanning available locally – Stairs Farm and ST Ives Farm. Accommodation at the Hay Wagon and Bolebrook Castle
19. Employment	(✓)	No business area. Locally significant employment. There is a very active community, with many parishioners being self employed, or running small businesses within the parish boundary
20. Workforce	✓	There is a primary school in Hartfield. No data for GCSE attainment. Parish data: 25.3% of all residents' 16-74 attained qualifications at level 4/5, which is substantially higher than the Wealden, East Sussex, South East and national averages.
21. Centre	?	Information required. There are a limited number of services available in the village and it is primarily residential in character
22. Economy	~	No business area

Settlement of Hartfield SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Hartfield is a relatively small village located about three miles to the east of Forest Row on the B2110, which has developed from an historic core around the High Street. There are a limited number of services available in the village and it is primarily residential in character. Hartfield has an attractive setting within the undulating landscape of the High Weald Area of Outstanding Natural

Beauty near the northern edge of Ashdown Forest. There are clear views of the surrounding countryside from many parts of the village and this contributes to its more rural character.

SA is showing issues around accessibility and travel and a lack of opportunities to encourage travel by modes other than the car. A strong tourism sector is exacerbating congestion on a seasonable basis. The development potential has not thus far been shown to be able to meet the identified affordable housing need. Suitable sites will need to ensure flood risk issues are properly investigated and where necessary mitigated. Major development proposals and cumulative effects of a number of developments planned in the area would need to consider their impacts on the Ashdown Forest SAC and SSSI. The local economy appears strong with a high number of VAT registered businesses and local entrepreneurs and professionals.

Settlement: Maresfield: A settlement with basic facilities and a Primary School, and fair accessibility (8 of 24 in settlement hierarchy) **Development potential assessed as moderate with potential to increase**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	✓	Affordable housing need assessed as 26 with housing land potential assessed as 160 – therefore there is significant potential to meet the affordable housing need. Potential could be raised through increased provision of public transport to Uckfield.
2. Health	X	No GP, dispensary or dentist services available locally within the settlement. Availability of health services is a concern, as it is dependent on future provision of new surgeries in Uckfield and Buxted and recruitment of new doctors phasing in with new house building. For some (e.g. old) people, transport to and from doctors, dentists and hospitals is a problem. Playing pitches and green space locally.
3. Social inclusion	(X)	The settlement is assessed as having fair accessibility with primary school provision; convenience store; community hall; public house; and business area or locally significant employment opportunities. The population has a large component of retired and elderly people and residents have to travel out of the village for almost all significant services

		(GP, dentist, optician, hospital, banking and shopping). The bus services are also not suitable for working people unless their end of day return home is early.
4. Crime	(X)	Occasional incidents of minor vandalism are evidence of a need for Police presence. The need for the Police to deliver hoped for improvements in Neighbourhood Policing and for enforcement action against the worst cases of illegal driving, especially careless driving in country lanes, is widely recognised
5. Accessibility	X	Frequency of between 31 minutes and 1 hour and duration of travel of 30 minutes or less by public/ sustainable transport. In close proximity to A22 and Uckfield – nearest railway station is Buxted for London services or Uckfield. Given proximity to Uckfield public transport services could be enhanced to provide a more regular service. Services and facilities within the settlement limited though include a place of worship and community hall.
Environment		
6. Flood risk	✓	Maresfield is in the River Ouse catchment. Maresfield is in Policy Unit 5 of the Draft Ouse CFMP. No future flood risk identified in CFMP Policy Unit 5. SuDS to use Infiltration and Combined Infiltration/Attenuation
7. Re-use Land	✓	Housing land potential identified includes brownfield land opportunities
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Ashdown Forest SAC, SPA and SSSI and Rock Wood SSSI are approximately 2km to the north of the settlement. Buxted Park SSSI is approximately 2km to the southeast of the village.
11. Countryside	✓	To the north and east of the village are country lanes, and many village people use them

		for walks and cycle and horse riding; but increasingly there are complaints about the behaviour of motorists making these lanes difficult, even dangerous, for amenity use. The Maresfield Sussex Millennium Walk runs north to south to the east side of the village. There a large number of listed buildings in the village and the centre is designated as a Conservation Area. The historic character and tightly-knit nature of much of the development fronting the High Street is a distinct feature of the village. Adult residents have an extensive range of locally provided leisure, culture and social activity provided by their own village groups. Need to ensure new development does not adversely affect the setting of heritage assets.
12. Travel	X	Traffic issues are of serious concern to very large numbers of residents. The bypass was defectively designed so that it is perceived by many drivers as providing a slower route than the old A22 through Maresfield. There is unnecessary and excessive through traffic on the village's roads, with a problem also of excessive speeding
13. Waste	✓	Veolia Environmental Services has proposed a Waste Transfer Station to serve the north of the area, and a new Household Waste Recycling Site, which will replace the existing Sunday morning mobile service in Uckfield. The Waste Transfer Station will be used to bulk up any recyclable and non-recyclable waste for onward transport to appropriate facilities and will have the capacity to handle 85,000 tonnes of waste a year. The Household Waste Recycling Site will take a wide range of recyclables and materials for reuse. Veolia has gained planning permission from East Sussex County Council for this facility. Construction commenced in February 2007 and the site is expected to be operational in late summer 2009.
14. Water	?	Groundwater described as moderately vulnerable. Under current consent Wastewater treatment works could accommodate up to 190 new dwellings.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.

16. Local Resource	?	Further research required.
Economic		
17. Rural prosperity	(✓)	Mean average household income is marginally higher at £40,382 than Wealden average £38,296
18. Tourism	~	The Chequers provides accommodation in Maresfield, there are no significant tourist attractions in Maresfield. There are plenty of leisure and sport activities and facilities that encourage local-led visits to Maresfield. Maresfield is close enough to the Ashdown Forest that visitors could stay here for exploring the Forest.
19. Employment	✓	Business area and locally significant employment opportunities. Ashdown Business Park should soon provide local jobs. Otherwise, there are some small-scale local employers
20. Workforce	(X)	The primary school has capacity for 120 with current status at 80. The secondary school is in Uckfield – comparatively close by but need to ensure adequate public and community transport for the students. The population has a large component of retired and elderly people. Parish data: 43.2% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a decline of 42.5% from 2005 whereas the Wealden average rose 2.7%.
21. Centre	?	Limited facilities
22. Economy	✓	Business area.

Settlement of Maresfield SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

There has been considerable recent development. Since approx 1990, substantial developments at the Cabin Café (now Mulberry Park), Park Farm (now The Paddock, Field End and Maple Close) and at Forest Park have increased the population of the village by about 1/3rd. New development of 80 dwellings is planned for Park Farm, which will further enlarge the village by about 1/6th. Maresfield can easily appear on the map to be a northern suburb of Uckfield. However, to the north and east of the village are

country lanes making a strong link to open countryside and many residents of the village are keen to see its separate and essentially rural identity maintained. (Parish LDF response)

Parish response has helped to provide information for the assessment against the social SA Objectives and shows where pressures will be felt if services are not improved. Cumulative effects of development and major development proposals must consider their impacts on the surrounding SSSI's.

Further research is necessary with regard to the economic objectives and business strength and opportunities in Maresfield. Currently Maresfield does not perform well in the assessment against social objectives, namely health, social inclusion, crime and accessibility, however these issues have the potential to be addressed through improvements to public transport services and in particular links with Uckfield and new development contributing to improving local services. There are not significant constraints concerning the environmental objectives.

Settlement: Danehill: A settlement with limited facilities and fair accessibility to East Grinstead (9 of 24 in settlement hierarchy) **Development potential assessed as low**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	X	Affordable housing need assessed as 11 and land potential assessed as 0. Environmental constraints may prevent further land being identified.
2. Health	X	No GP or dentist facilities available within the settlement. Potential to meet affordable housing need very limited. Playing pitches, sports pavilion and green space available locally.
3. Social inclusion	~	Primary school provision; convenience store; community hall; public house; and locally significant employment opportunities.
4. Crime	~	
5. Accessibility	~	Fair Accessibility - Frequency of between 31 minutes and 1 hour and duration of travel of

		30 minutes or less by public/ sustainable transport. Services and facilities within the settlement do include a place of worship, community hall, store and post office.
Environment		
6. Flood risk	~	No land identified. Danehill is within the River Ouse catchment area. There is a flood plain to the West of the village. SuDS will be in form of Infiltration and Combined Infiltration/Attenuation.
7. Re-use Land	~	No land potential identified
8. Air pollution	~	Current air quality considered good
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Local SNCI's around the settlement. Freshfield Lane SSSI is under 2km to the south west of the settlement. The Ashdown Forest is approximately 2km to the north east. There is ancient woodland to the East. Identify opportunities for green network links. Parish Council concerns over wildlife conservation.
11. Countryside	✓	Danehill is within the AONB and there are a number of local footpaths stretching into the countryside. There is a Conservation Area covering the centre of the settlement. Need to ensure new development does not adversely affect the landscape setting, and the setting of heritage assets.
12. Travel	X	Limited facilities in the settlement means people will travel for services and facilities - predominantly this is by car as public transport services are limited. There is no train station. Approximately 17% commute to London for work, as there is no railway this a little surprising but proximity to Haywards Heath train station facilitates this. Travel to Haywards Heath by car?
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant

14. Water	~	Current waste water capacity is limited to 12 dwellings.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	?	More information needed.
Economic		
17. Rural prosperity	(✓)	Mean average household income for the parish is higher at £42,159 than Wealden average £38,296
18. Tourism	?	One tourist attraction is the Ashdown Forest Llama Park which is located within the parish.
19. Employment	(✓)	Settlement has no business area. Locally significant employment opportunities. On a parish level the percentage unemployed (1.1%) is significantly lower than Wealden (1.6%), East Sussex (2.6%), the South East (2.3%) and England and Wales (3.4%)
20. Workforce	(✓)	There is a nursery and primary school in Danehill. Parish data: 69.2% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. The Parish has a substantially higher percentage (25.1%) of managers and senior officials than the Wealden average (19.2%), county (16.4%), the south east (17.4%) or nationally (15.1%).
21. Centre	?	
22. Economy	~	No business area

Settlement of Danehill SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

The village of Danehill is wholly within the High Weald AONB and a large proportion of the village is designated as Conservation Area. The proximity of the Ashdown Forest and the landscape character of the area limits the development potential of the village. No land potential has been identified for housing development and with an identified affordable housing need of 11 this results in a poor score against SA Objective for housing. The limited facilities available in the settlement mean that the performance against

the SA Objectives for health and accessibility is not favourable as residents are required to travel outside of the village to access health facilities an a number of other services.

Flood risk issues will need to be considered with any future development as the village is within the River Ouse catchment. Likewise impacts on the Freshfield Lane SSSI, Ashdown Forest SAC and SSSI and ancient woodland would need to be identified for any significant development proposals and cumulatively for smaller developments. The village has excellent accessibility to countryside, landscape, historic and built environment for enjoyment and leisure.

The economic situation is unclear and further research is required in order to understand the implications of the local economy for future growth in the settlement.

Settlement: Rotherfield: A relatively self sufficient settlement with a centre, with the absence of a business area or locally significant employment opportunities, a small number of shops and businesses, with fair accessibility to Tunbridge Wells (10 of 24 in hierarchy) **Development potential assessed as low**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	X	Affordable housing need assessed as 11 and housing land potential assessed as 0.
2. Health	✓	GP service and dispensary available locally, playing pitches, multi-functional open space. Limited potential to meet affordable housing need.
3. Social inclusion	✓	primary school provision; GP service; dispensary; convenience store; community hall; public house; and business area and locally significant employment opportunities.
4. Crime	~	
5. Accessibility	~	Good range of services and facilities within the settlement, including store, post office, community hall, place of worship, business area and library. Poor accessibility - Either frequency of service by public transport more than 1 hour or duration of travel by public/

		sustainable transport more than 30 minutes to town centre; Frequency of service by public transport between 31 minutes and 1 hour and duration 35 minutes or less; and frequency of public transport to town centre 31 minutes to 1 hour and duration of 30 minutes or less.
Environment		
6. Flood risk	~	No land identified. Rotherfield is in the River Medway catchment. SuDS should use attenuation.
7. Re-use Land	~	No land potential identified
8. Air pollution	~	Current air quality considered good
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	✓	SNCIs to the south of the village. Crowborough Country Park LNR approximately 2km to the east. Identify the opportunities for green network links.
11. Countryside	✓	Rotherfield is within the AONB with local walks providing access to the countryside. Central part of the village is designated as a Conservation Area. Ridge top setting - need to ensure any development does not adversely affect the setting of the village within the AONB and views to and from the AONB.
12. Travel	X	Poor accessibility and public transport arrangements result in a high reliance of the car for transport. Congestion during peak hours is common. B2100, which runs through the centre of the village, forms part of a busy cross-country route linking Crowborough with Wadhurst and Lamberhurst.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	Groundwater vulnerability described as moderate. Fishing pond beside Horsegrove Farm.

15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	?	Horsegrove Farm? More information required
Economic		
17. Rural prosperity	(✓)	Mean average household income for the parish is slightly above £41,585 that for Wealden £38,296
18. Tourism	(✓)	The Rotherfield Community Tourism Project - to create a series of circular routes using bridleways and quiet country lanes that could be promoted for walkers, riders and cyclists.
19. Employment	✓	Business area present and locally significant employment opportunities.
20. Workforce	✓	There is a nursery and primary school in Rotherfield. Parish data: 61.5% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a rise of 9.5% from 2005 whereas the Wealden average rose 2.7%. Percentage of people with no qualifications is substantially lower 18.4% than for Wealden as a whole 23.7%.
21. Centre	?	Conservation Area
22. Economy	✓	Business area.

Settlement of Rotherfield SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Rotherfield is predominantly residential in character with a range of shops, local services and employment opportunities for the village and surrounding rural community. Its prominent position on the northern forest ridge of the Weald affords extensive views across the surrounding countryside, enhancing its rural setting.

The historic core of the village contains a large number of listed buildings which provide an attractive, tight-knit frontage along the High Street and around The Square. St Denys' Church is a prominent feature within the landscape and a focal point within the village. From this historic core, the village developed with predominantly frontage development along the roads leading into the

village. In contrast, estate development has taken place at Hornshurst Road and, more recently, at Court Meadow and St Peter's Mead. (Local Plan)

Poor accessibility, high volume of car use and the B1200 running through the village forming part of a busy cross-country route present a number of issues for future development in this settlement and particularly in light of its ridge top position in the High Weald AONB. There has not been any land potential identified for future development, however there is an affordable housing need and the settlement has been assessed as being relatively self-sufficient, so if land becomes available consideration should be given to the possibility of improving accessibility.

The prominent position of Rotherfield on a ridge top in the High Weald AONB means that the citing and design of new development will be critical to contributing to the objectives of the High Weald AONB Management Plan.

More information on the prosperity and economic opportunities in Rotherfield and particularly for sustainable, local products and services would be helpful in clarifying the economic sustainability of the settlement and the impact of future development on the economic sustainability.

Settlement: Horam: A self sufficient settlement, without secondary school provision, and a centre containing a number of shops with fair accessibility to Hailsham and Polegate. Primary School not centrally located. (11 of 24 in hierarchy) **Development potential assessed as moderate with potential to increase**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	✓	Affordable housing need is assessed as 30 and housing land potential is assessed as 200 - presenting good potential to meet the affordable housing need. Housing land potential could be raised through increased provision of public transport.
2. Health	✓	GP, dispensary and dentist available locally. Playing pitches and green space
3. Social inclusion	~	
4. Crime	~	

5. Accessibility	~	No primary or secondary school, but otherwise good range of services and facilities within the settlement. Poor accessibility and linkages with other settlements
Environment		
6. Flood risk	✓	No reference to Horam in the SFRA
7. Re-use Land	✓	Housing land potential identified include brownfield land opportunities
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Sapperton Meadows SSSI approximately 2km to the north east. SNCI's and ancient woodland around the settlement. Development will need to ensure no adverse impacts on these important ecologies. Cuckoo Trail passes through Horam and forms a wildlife corridor, some verges are managed for wild flowers. Identify other opportunities for green network links
11. Countryside	✓	The Cuckoo Trail passes through Horam providing good access by foot and cycle to the countryside. Old established rights of way allow you to walk in the fields and woods on routes defined by small yellow waymarks nailed to gates and stiles, or by signposts and unusual concrete marker stones. The High Weald AONB lies to the north of the settlement and abuts the development boundary in places. There is no Conservation Area designated in Horam.
12. Travel	X	Poor accessibility to and from Horam by public transport means a reliance on the car. The village is focused around the junction of the A267 with the B2203 Heathfield road and is also approached from a number of directions along country lanes.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant

14. Water	~	The main stream is the Waldron Ghyll (or Gill) which is a headwater of the River Cuckmere. Waste water catchment with Heathfield. Combined current capacity of 1600 dwellings.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	✓	Merrydown Wines PLC is an important local firm which is centrally located within the village.
Economic		
17. Rural prosperity	✓	Merrydown Wines Plc is a principal employer in the District. In view of its local economic importance, the Council has approved expansions to its existing development. Together with the adjoining business use to the rear of The Vicarage, this forms the Horam Business Area. Mean average household income for the parish is just below £37,000 that of Wealden £38,296.
18. Tourism	✓	Woodland View caravan touring park; The Horam Inn and Hotel; Merrydown Wines; Horam Park Golf Club. various tourist and recreational attractions in and around the village.
19. Employment	✓	Business area present and locally significant employment opportunities. A wide range of local shops and services in the village centre is boosted by visitors to the various tourist and recreational attractions in and around the village. These, together with other businesses in the village, provide valuable local employment opportunities.
20. Workforce	(X)	There is a nursery school in Horam. Parish data: 43.2% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a decline of 0.9% from 2005 whereas the Wealden average rose 2.7%.
21. Centre	✓	A wide range of local shops and services in the village centre is boosted by visitors to the

		various tourist and recreational attractions in and around the village.
22. Economy	✓	Business area with expansion plans.

Settlement of Horam SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

It has important service and employment functions with a wide range of shopping, commercial and recreational facilities. Merrydown Wines PLC is an important local firm which is centrally located within the village.

Horam lies on the southern edge of the High Weald Area of Outstanding Natural Beauty. Its position on the side of a valley above Waldron Ghyll affords views out into the surrounding countryside.

The older, principally frontage development within the village has been consolidated by the more recent estate developments off Toll Wood Road, Horam Park Close, Grange Close, Paynsbridge Way and Hillside Drive. More loose-knit ribbons extend along the rural fringes of Horam. The commercial core of the village is centred along High Street and around its junction with the A267.

Horam presents good opportunity for development in terms of land potential, services, facilities and employment/economic opportunities. Land potential could be raised through increased provision of public transport. There are relatively few environmental constraints and there are opportunities to contribute to green infrastructure and wildlife corridors.

Settlement: Five Ash Down: A settlement with basic facilities and fair accessibility to Uckfield (12 of 24 in Settlement Hierarchy) **Development potential assessed as moderate**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	✓	Affordable housing need assessed as 27, housing land potential assessed at 230 - showing potential to meet the affordable housing need. Potential could be raised through increased provision of public transport to Uckfield.

2. Health	~	No health facilities available locally. Playing pitches and green space. Opportunity to meet the affordable housing need.
3. Social inclusion	~	Settlement has convenience store; community hall; place of worship; and public house. Village hall is recently (1996) refurbished and provides activities covering a wide range of interests.
4. Crime	~	
5. Accessibility	X	Limited facilities in the settlement so access to services and facilities poor as residents must travel out of the settlement and access to and from settlement by pubic transport only fair
Environment		
6. Flood risk	✓	Five Ash Down is not referred to in the SFRA
7. Re-use Land	✓	Housing land potential identified includes brownfield land opportunities
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Buxted Park SSSI under 2km to the south east. Rock Wood SSSI and Ashdown Forest SSSI, SPA and SAC approximately 2km to the north west. Identify opportunities for green linkages, corridors and infrastructure.
11. Countryside	✓	Buxted Park Registered Historic Park and Garden is located at the south east of the village within easy walking distance for residents. No landscape designation around Five Ash Down. Farmland and woodland of the Low Weald surround the village - ensure no loss of best and most versatile agricultural land. There are a couple of local walks that extend out from the village.

12. Travel	X	Due to lack of services and facilities in the village including no nursery, primary or secondary school many journeys to surrounding settlements are made. A large proportion of these journeys are likely to be by car as the frequency of public transport services is poor. Frequency of between 31 minutes and 1 hour and duration of travel of 30 minutes or less by public/ sustainable transport.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	No known constraints. Waste water catchment unknown.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	?	Oast Farm in neighbouring Buxted may provide opportunities.
Economic		
17. Rural prosperity	✓	Settlement is assessed as having locally significant employment. According to the Parish Council the business area at the Grampian site in Five Ash Down has had little interest even before the current economic down turn. The Parish does however have an aspiration that part of the allocated business site on the land west of Church Road could sustain a retail outlet supported by old and new properties, adjacent parishes and passing traffic and one which would not be in conflict with the sustainability of the existing village shop in Five Ash Down.
18. Tourism	?	
19. Employment	(✓)	No business area but locally significant employment opportunities. The vast majority of businesses in rural parishes are run from the home or small offices and employ a small number of professional people.
20. Workforce	(X)	No schools or formal education opportunities in the village. Parish data: 56% of pupils in

		2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a decline of 12.4% from 2005 whereas the Wealden average rose 2.7%.
21. Centre	?	
22. Economy	✓	Potential to deliver employment premises

Settlement of Five Ash Down SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Five Ash Down is a small linear village, primarily residential in character with limited local services. It is set within the Low Weald and affords long distance views from the northern part of the village towards the Sussex Downs to the south. It has been assessed as having substantial housing land potential with opportunity to increase the potential through increased provision of public transport to Uckfield.

As the village has limited local services it will be important in considering future development to ensure a sustainable transport strategy is considered in order to improve accessibility to services, increase social inclusion and reduce road congestion and reliance on the private car for local journeys. Balancing growth with employment opportunities and capitalising on existing local business land will be important in maintaining economic and community vibrancy.

It will be imperative that any major growth proposals take full account of potential impacts on the surrounding SSSI's and Ashdown Forest SAC.

Settlement: Isfield: A settlement with basic facilities and fair accessibility to Uckfield (13 of 24 in Settlement Hierarchy) Development potential assessed as low		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**

Social		
1. Housing	?	Affordable housing need assessed as relatively low (8) and housing land potential is assessed as relatively high (209), however overall development potential is assessed as low due to lack of basic facilities.
2. Health	X	No health facilities available locally. Playing pitches and green space available. Current situation is indicating settlement may not have the potential to meet its affordable housing need.
3. Social inclusion	~	The settlement has a post office, public house, place of worship and community hall, but lacks a primary school and convenience store.
4. Crime	~	
5. Accessibility	?	The settlement has a post office, public house and community hall, but lacks a primary school and convenience store. It is assessed as being accessible by public transport
Environment		
6. Flood risk	✓	Isfield is within the River Ouse catchment. Experience flooding from the River Ouse in 2000. The River Uck is just to the north of the village.
7. Re-use Land	✓	Housing land potential identified includes brownfield land opportunities
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	✓	No sites designated for conservation in or adjacent to the settlement. Identify opportunities for green network links and green infrastructure. Nearest SSSI is Plashett Park Wood situated the other side of the A26 approximately 1km away - impacts of major development will need to be considered.

11. Countryside	✓	Village is situated within open countryside and affords long distance views out of the village at various points. It is not within the AONB. A 4 and half mile circular walk called "River Ouse Isfield, Old Carriage Road "and this walk provides access to the countryside along the riverside and woods and affords long distance views of the South Downs. The walk also passes a number of WWII pill boxes. There is also a longer - 9-mile walk called "Isfield, Vuggles Farm & River Uck" - providing excellent access to the countryside.
12. Travel	X	A lack of basic facilities including schools and a convenience store, as well as no locally significant employment opportunities means residents will need to make journeys to surrounding settlements. Frequency of between 31 minutes and 1 hour and duration of travel of 30 minutes or less by public/ sustainable transport.
13. Waste	~	Green waste composting facility at Boathouse Farm
14. Water	?	Groundwater vulnerability assessed as moderate. Waste water treatment works has a combined capacity with Uckfield of 2770 dwellings
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	✓	Boathouse Farm comprises approximately 850 acres of land at Isfield, mainly in the Ouse floodplain. It has been farmed organically to Soil Association standards for over 20 years. The farm shop allows direct sale of the organic food produced at Boat House Farm to the public. It is essential to sustain the whole farm business. The Farm also supplies farmers markets and local organic food shops. UK sales of organic food has been increasing at around 25% a year and therefore an area where an income source could be generated. The farm has a composting business, run in association with Wealden District Council. South Brockwells Farm nearby at Little Horsted.
Economic		
17. Rural prosperity	(✓)	Isfield Parish data: Average household income for 2009 £40,358 compared to Wealden

		average of £38,296
18. Tourism	✓	The Lavender Line operates from Isfield station and provides a tourist attraction for local people as well as those from outside the county. There are a range of facilities including a ride on the train, a buffet, gift shop, signal box, exhibition coach, model railway, the restored station and picnic and viewing areas. The Faulkners and Batchelor's Hall B&B, Batchelor's Hall also offers self-catering, The Old Farmhouse also offers accommodation.
19. Employment	(X)	No business area and no locally significant employment opportunities. Unemployment is high (3.8%) when compared to Wealden (2.5%), East Sussex (0.9%) and the South East (3.3%)
20. Workforce	✓	There is a nursery school in Isfield. No data on GCSE attainment. Highest percentage of economically active (70.9%) when compared with averages for Wealden (67.7%), East Sussex (64.9%), the South East (70.0%) and England and Wales (66.5%). High percentage of skilled trades (16.5%) compared to Wealden (13.2) and East Sussex (13.2%), the South East (11%) and England and Wales (11.6%). Very low percentage with no qualifications (17.6%) compared to Wealden average (23.7%) and East Sussex (27.2%)
21. Centre	?	
22. Economy	~	No business area.

Settlement of Isfield SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Isfield is a small linear settlement situated within open countryside east of the River Ouse and south of the River Uck. It is a high flood risk area, however housing land potential has taken this into consideration and does not appear to be a limiting factor. Delivering the housing in line with the housing land potential is problematic in respect of the lack of services and facilities in the village. Therefore the village does not score well when considered against the SA Objective for housing. Further, the village does not have any health facilities, although it does have playing fields, open space and good access to public rights of way. Accessibility issues correspond with lack of basic services and facilities.

Environmental concerns do not appear to be particularly constraining with no designated sites in or directly adjacent to the settlement, although there is Plashett Wood SSSI ancient woodland nearby. New development would need to be of design and location to preserve the rural setting and views out to open countryside. Flood risk issues will need to be overcome where necessary including the PPS25 sequential test and the possibility of using SuDS to reduce surface water run-off. There is a green waste composting facility in the settlement and the impacts and opportunities of this could be better understood.

The economic situation and opportunities are less clear, however there appear to be some real opportunities for reducing the impact of consumption by using sustainably produced and local products and composting green waste locally and these activities could help to drive the local economy. Tourism opportunities are also apparent and may present further ways to boost the local economy and help maintain the vibrancy and vitality of the settlement.

Settlement: Little Horsted: A settlement that does not meet the facilities criteria but with very good accessibility to Uckfield (14 of 24 in Settlement Hierarchy) **Development potential assessed as low**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	X	Affordable housing need is assessed as 1, but there has been no housing land potential identified. There appear little opportunity therefore to meet the affordable housing need, which may rise in the future.
2. Health	X	There are no health facilities available locally, neither are there any playing fields, children's play areas. There is multifunctional green space within the settlement. Opportunity to meet the affordable housing need both now and in the future is very restricted.
3. Social inclusion	~	The settlement is serviced by a primary school and place of worship but lacks a convenience store.
4. Crime	~	

5. Accessibility	X	The settlement is serviced by a primary school but lacks a convenience store. The lack of basic facilities results in a lack of accessible services for local residents who are required to travel out of the village for most of their needs.
Environment		
6. Flood risk	✓	Little Horsted is not referred to in the SFRA.
7. Re-use Land	~	No land potential identified
8. Air pollution	~	Current air quality considered good – need to ensure no decline
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	✓	Nearest SSSI is Plashett Park Wood over 2km from Little Horsted. Investigate opportunities for green network links
11. Countryside	✓	Wealden walk "two churches with no villages" links the churches of Little Horsted and Isfield, two manor houses, a hunting park and a Norman castle. The "Isfield, Vuggles Farm & River Uck" walk also passes through Little Horsted and provides excellent access to the countryside. There is also a 2 mile walk, passing through the Lavender Line Steam Railway at Isfield. Horsted Park is designated as a Park and Garden of Special Historic Interest. Little Horsted is not in or directly surrounded by AONB. Part of Bradford's Farm is in the Countryside Stewardship scheme
12. Travel	X	Limited local services and facilities means that residents will need to travel for their basic needs, this is likely to be by car as public transport services are less convenient. Frequency of between 31 minutes and 1 hour and duration of travel of 30 minutes or less by public/ sustainable transport.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	Waste water capacity unknown.

15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	✓	South Brockwells Farm runs a seasonal farm shop offering asparagus from the fields between April and June and game October to February. The farm also supplies a number of local hotels, eateries and delicatessens. The farmyard offers stabling for up to 25 horses plus DIY stables for five at the very top of the farm, grass livery all year round and hacking over the 300 acre farm. Bradford's Farm produces high quality, naturally reared Aberdeen Angus beef and pork, which they sell through their farm butchers shop, which also sells locally produced lamb, pork, bacon, chicken, eggs and meat pies. DIY livery and/or grazing with all year turn-out. They rent caravan storage and workshop/office space.
Economic		
17. Rural prosperity	(✓)	Parish data: average household income for 2009 £36,355 compared to Wealden Average £38,296. The local rural economy, particularly considering Bradford's Farm and South Brockwells Farm appears vibrant with diversification of uses on these farms to meet and drive the local markets
18. Tourism	✓	East Sussex National Golf Club nearby and Bentley Wildfowl and Motor Museum within the parish. Horsted Place Country House Hotel is one of the finest examples of Gothic revivalist architecture to be found in Britain today.
19. Employment	(✓)	No business area but Bradford's farm rents workshop/office space. Locally significant employment opportunities (East Sussex National Golf Resort).
20. Workforce	✓	Primary school in Little Horsted. No data on GCSE attainment. Bradford's Farm is part of the Farming and Countryside Education (FACE) initiative, which aims to help young people (and adults) learn about food and farming in a sustainable countryside. They are also accredited to host school parties.

21. Centre	?	Information required
22. Economy	✓	Diversification of local businesses including the two farms discussed above and the country house hotel offer a varied range of employment opportunities and local economic benefits.

Settlement of Little Horsted SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

The settlement of Little Horsted is situated approximately 1km to the south of Uckfield. It is described in the settlement hierarchy work as a settlement without basic facilities. This aspect of the village helps to constrain it for further development. It does not score well when assessed against the social SA Objectives for this reason also; there are no accessible/free health facilities or outdoor play areas and playing fields, residents will need to travel out of the settlement to meet their basic needs for services and facilities.

Little Horsted is not referred to in the SFRA as being at risk from flooding even considering its proximity to Uckfield. It does not have any designated sites within, adjacent or surrounding it, the nearest SSSI is 2km away. The settlement does not fall within the AONB, but does have good links to open countryside and riverside walks with historic interest. The settlement scores well against the SA Objective to reduce impacts of consumption on resources by using sustainably produced and local products with two farms in the area contributing to various aspects of local food production, livery, storage space and employment space.

The settlement scores well when assessed against the economic SA Objectives, with a number of local businesses including the two farms, the country house hotel and national golf club, and the Bentley Wildfowl and Motor Museum. Bradford's Farm is part of the Farming and Countryside Education (FACE) initiative, which aims to help young people (and adults) learn about food and farming in a sustainable countryside. They are also accredited to host school parties.

Settlement: Withyham: Accessible settlement without basic facilities (15 of 24 in Settlement Hierarchy) Development potential assessed as low		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**

Social		
1. Housing	X	Affordable housing need assessed as 13, housing land potential assessed as 0, therefore limited opportunities top meet identified affordable housing need.
2. Health	X	No health facilities available within the settlement, no playing fields, children's play space or multi-functional green space. There is also limited opportunity to meet the affordable housing need.
3. Social inclusion	~	The settlement is serviced by a primary school but lacks a convenience store. There is a public house, community hall and place of worship
4. Crime	~	
5. Accessibility	X	The settlement is serviced by a primary school but lacks a convenience store. Residents will need to travel outside of the settlement to meet their basic requirements for services and facilities.
Environment		
6. Flood risk	✓	Withyham is not referred to in the SFRA other than to recommend SuDS for the east of Withyham as infiltration.
7. Re-use Land	~	No land identified
8. Air pollution	~	Current air quality considered good – need to ensure no decline
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	✓	Nearest SSSI and SAC just over 2km away - Ashdown Forest, also over 2km away Penns Rock SSSI. Identify opportunities for green network links
11. Countryside	✓	Withyham is within the High Weald AONB and provides good access to this quality countryside. There are a number of walks of varying lengths that radiate out from the village; the "Ashdown Forest and Medway Valley" which goes past Withyham Church.

		The " Cowden to Eridge" walk, the path into the village goes through the grounds of Old Buckhurst. The "Forest Way" runs from Groombridge to Forest Row and East Grinstead, along the route of the old railway track. There are many circular paths leading from this track. Withyham also has a Conservation Area protecting and facilitating access to the local historic built environment and Buckhurst Park is a Grade II listed Park and Garden on the EH Register of Parks and Gardens of Special Historic Interest.
12. Travel	X	The lack of basic facilities results in the need for residents to travel out of the village for their everyday needs. Much of this travel is likely to be undertaken by car, as is common in the rural communities. Frequency of between 31 minutes and 1 hour and duration of travel of 30 minutes or less by public/ sustainable transport.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	Waste water capacity unknown
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	✓	The Buckhurst Estate has environmental credentials, participating in a multitude of stewardship schemes which fit in well with the organic management of the estate. Alongside organic arable cropping a pedigree organic Sussex cattle herd has been established in recent years in addition to the rearing of organic Large Black pigs. The pork and beef produced is marketed locally to pubs and restaurants.
Economic		
17. Rural prosperity	✓	Mean average household income for the parish (£44,748) in 2009 is substantially higher than the Walden average (£38,296).
18. Tourism	~	Dorset house B&B Withyham is surrounded by countryside and on the edge of the

		Ashdown Forest, it is ideally suited for walking and touring. Location of Withyham on walking routes to and from the Ashdown forest makes it a good location for local and regular 'tourists', although lack of facilities in the village may prevent tourism opportunities being capitalised upon.
19. Employment	(✓)	No business area and no data on locally significant employment opportunities. The parish has a high proportion (25%) of the workforce employed as managers and senior professionals. (Wealden average 19.2%, East Sussex 16.4%, South East 17.4, England and Wales 15.1%)
20. Workforce	✓	There is a primary school in Withyham. Parish data: 66.7% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. No data for 2005. Low percentage of the population with no qualifications (18%) compared to Wealden (23.7%), East Sussex (27.2%), South East (23.9%) and England and Wales (29.1%)
21. Centre	?	
22. Economy	~	No business area.

Settlement of Withyham SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Withyham is a small settlement within the High Weald AONB, it is situated approximately 2km north of the Ashdown Forest. It is described in the settlement hierarchy as a settlement without basic facilities and this combined with the lack of housing land potential results in this village being classified as having low development potential. Consequently the village does not score well against SA Objective for housing, as there is an identified affordable housing need of 13, with limited potential to address the need. Neither does it perform well against the SA Objective for health as not only are there no health facilities locally, there are no playing fields, children's play space or multi-functional green space within the village. These aspects have a direct impact on the ability of the village to score well against the SA Objective to provide access to high quality public services and facilities.

Withyham is not referred to in the SFRA and therefore is not reported to have any significant flood risk aspects. The Ashdown Forest SAC and SSSI is approximately 2km so major development proposals would need to understand their likely impacts on this ecological resource. Withyham scores well against the SA Objective to enhance access to the countryside, landscape, historic and

built environment for enjoyment with a good range of footpaths and trails through the AONB and Ashdown Forest and has a Conservation Area protecting and maintaining access to the historic built environment. Buckhurst Park Farm provides a good local resource for locally sourced meat and arable crops.

The economic position is less clear but there signs that the parish within which Withyham lies is relatively prosperous, as there are a high number of managers and senior professionals, a low number of people with no qualifications and an above average household income. However there are limited local employment opportunities and business space and it is likely that many of the residents will be travelling outside the settlement to find work.

Settlement: East Hoathly: A relatively self sufficient settlement, with the exception of secondary school provision, but poor accessibility to Uckfield/ Hailsham (16 of 24 in Settlement Hierarchy) **Development potential assessed as low with potential to increase**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	✓	Affordable housing need assessed as 17, with housing land potential assessed as 45, offering some potential to meet affordable housing need
2. Health	✓	Doctors and dispensary available locally, playing pitches and multi-functional green space and potential to meet some of the affordable housing need.
3. Social inclusion	✓	A good range of facilities including primary school provision; GP service; convenience store; community hall; public house; place of worship; and business area or locally significant employment opportunities. There are a lot of clubs and societies and a lot of village events and activities, which depend upon the ongoing support from the community.
4. Crime	~	The parish is not an area of high crime but does occasionally suffers from vandalism, graffiti, theft from outbuildings and speeding vehicles.
5. Accessibility	✓	A good range of facilities including primary school provision; GP service; convenience store; community hall; public house; and business area or locally significant employment opportunities.

Environment		
6. Flood risk	✓	East Hoathly is not referred to in the SFRA.
7. Re-use Land	X	Housing land potential identified is all greenfield
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Park Corner Heath SSSI is just under 2km from the centre of the village. Moat Wood, an area of semi-natural ancient woodland lies to the south west. Identify opportunities for green network links. The parish is renowned for several unique habitats ranging from orchids to rare butterflies. Moat wood is ecologically important for amongst other things its black adders and nightingales. The village ponds and the Long pond could be an important amenity.
11. Countryside	✓	Two important long range walking routes that pass through the area - The Weald Way (Gravesend to Eastbourne – 80 miles) and The Vanguard Way (East Croydon to Newhaven – 60 miles) providing access to the surrounding countryside. There are also a number of other footpaths that criss-cross the county linking East Hoathly and Halland with numerous other villages. Route 42 (ESCC) is a circular walk of 3.5mile starting and finishing in East Hoathly and accessing the surrounding countryside. The historic core of East Hoathly is a designated Conservation Area containing many listed buildings including the house of the famous Georgian Diarist Thomas Turner, the thirteenth century Kings Head Public House and the Parish Church with a grade two listed, fifteenth century tower. Moat Wood (purchased by the parish and managed by the Woodlands Trust) has archaeological significance, possibly being an outpost hunting lodge in earlier times.
12. Travel	X	Poor Accessibility - Either frequency of service by public transport more than 1 hour or duration of travel by public/ sustainable transport more than 30 minutes to town centre;

		Frequency of service by public transport between 31 minutes and 1 hour and duration 35 minutes or less; and frequency of public transport to town centre 31 minutes to 1 hour and duration of 30 minutes or less. This will result in many people using the car to travel.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant.
14. Water	~	Current waste water capacity for 195 dwellings
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	?	Jeremy Courtney at Crouches Farm specialises in farm diversification offering a full consultancy service including funding options and sourcing potential licensees for farmers wishing to make the most out of their farm buildings. Stonemasons in nearby Whitesmith. There is also the 1648 Brewing Company micro brewery based at the Kings Head pub in the village.
Economic		
17. Rural prosperity	✓	Parish data: average household income £43,003 in 2009 compared to Wealden Average £38,296.
18. Tourism	~	There is a B&B in the village but a far more accommodation is found in the smaller hamlet of Halland within the parish. Halland also has a caravan site and fishery.
19. Employment	✓	Local employment opportunities are provided by a recognised Business Area at the south-eastern edge of the village where there is space and allocated land for further employment related development. There are a number of local businesses found in the Parish Business Directory (approx 37). Locally significant employment opportunities.
20. Workforce	~	There is a nursery and primary school in East Hoathly. Parish data: 40% pupils attained 5 GCSE's (A*-C) in 2005 compared to 47% Wealden average. No data for 2006.

21. Centre	✓	There are a number of shops on the High Street and London Road. East Hoathly acts as a service centre for the surrounding hamlets and smaller villages.
22. Economy	✓	Business area and space and allocated land for further employment related development.

Settlement of East Hoathly SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

A small self contained settlement, which has been subject to recent housing growth. Some development potential, depending on land availability to increase provision of public/ sustainable transport to increase accessibility. Due to its good facilities and active and vibrant community the village scores well against the social SA Objectives. In terms of environment, whilst it is not mentioned in the SFRA, there is some anecdotal evidence of historic flooding events in East Hoathly and Halland parish. There is a good local understanding of the ecology of the area as outlined in the Parish Plan. The village has good access to the countryside, landscape and historic and built environment.

The village does not perform well against SA Objective to reduce the need to travel by car. The parish is distant from railway lines and the bus service is not capable of removing commuters from their cars. There is no direct bus service to the main London Brighton railway line or to the colleges in Lewes and Brighton. Commuters, adult and children, have to brave the traffic on a daily basis whilst walking between East Hoathly and Halland, an unacceptable situation resulting in many school children having to be ferried to and from their educational establishments by car. (Parish Plan 2008)

The village performs well against the SA Objective for rural prosperity and vitality of villages due to it's dedicated Business Area, with potential for increased growth and high number of local businesses.

Settlement: Fletching: A settlement with limited facilities and poor accessibility to Uckfield (17 of 24) **Development potential assessed as low**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	X	Affordable housing need assessed as 9 and housing land potential is assessed as 0 -

		therefore limited potential to address the affordable housing need.
2. Health	~	No health facilities available locally; playing pitches, children's play area and multi-functional green space are found within the village, little potential to meet affordable housing need.
3. Social inclusion	~	Primary school provision; convenience store; community hall; public house; and locally significant employment opportunities.
4. Crime	~	
5. Accessibility	~	Primary school provision; convenience store; community hall; public house; and locally significant employment opportunities. Access to secondary school provision is poor.
Environment		
6. Flood risk	~	River Ouse flows near to Fletching. In July 1997 Clapwater, Fletching experienced a flood event due to the levels of Searles Lake - this is governed by the Reservoir Act therefore referred to ESCC. Flood warning in place for River Ouse from Freshfield Bridge to Sharpesbridge including Fletching Mill. SuDS advice Infiltration and Combined Infiltration/Attenuation.
7. Re-use Land	~	No housing land potential identified
8. Air pollution	~	Current air quality considered good – need to ensure no decline
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	✓	Chailey Common SSSI and LNR is just over 2km away. Ashdown Forest is over 3km away. West Park Uckfield LNR is over 3km away. Identify opportunities for green network links
11. Countryside	✓	There are a number of walks that pass through and start and finish in Fletching "Piltdown Perambulation" a 7 mile walk passing through Fletching. On the Wealden website "Walk 1 - theme: trees" a circular walk of 2.25 miles starting and finishing in Fletching. Most of

		Fletching is in the AONB, which extends west from Fletching. Most of the village is designated as Conservation Area.
12. Travel	X	Limited facilities within the settlement means that residents will need to travel to neighbouring settlements for many of their basic needs. Poor Accessibility - Either frequency of service by public transport more than 1 hour or duration of travel by public/ sustainable transport more than 30 minutes to town centre; Frequency of service by public transport between 31 minutes and 1 hour and duration 35 minutes or less; and frequency of public transport to town centre 31 minutes to 1 hour and duration of 30 minutes or less. The result is that many people will use their cars to travel to and from the village.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	No specific constraints
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	✓	Denniker Farm, which has a farm shop that sells it's own free range pork and lamb and other locally produced meats; the local fishmonger sells local fresh fish from there on a Friday. Indications are that Denniker also is a fruit farm offering pick your own and nursery. Parsonage Farm is also in Fletching - not clear what the potential is here.
Economic		
17. Rural prosperity	?	Parish data: average household income is £42,334 for 2009 compared to Wealden average £38,296.
18. Tourism	✓	The Griffin Inn in the village is a "gastro" pub and hotel with an excellent reputation. Sheffield Park is an internationally renowned landscape garden and parkland owned by the National Trust just to the north west of Fletching.

19. Employment	(✓)	No business area. Locally significant employment opportunities. Access to secondary school provision is poor.
20. Workforce	✓	Nursery and primary school in Fletching. No data for GCSE attainment. For the parish: highest percentage of managers and senior professionals (24%) and skilled trades people (16.3%) when compared to Wealden, East Sussex, the South East and England and Wales. Lowest percentage of people with no qualifications (15.4%) when compared to Wealden, East Sussex, the South East and England and Wales.
21. Centre	?	The village centre is entirely encompassed within the Conservation Area.
22. Economy	~	No business area.

Settlement of Fletching SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Fletching is a picturesque village, partially located within the AONB, which extends to the west of the village. There has not been any land identified for future housing development and consequently the village does not score well in respect of this SA Objective. The limited facilities in the village result in a poor score against all the social SA Objectives including accessibility, health and social inclusion. The lack of facilities and services results in the residents of the village having to travel to neighbouring settlements for their needs and with poor sustainable transport options this results in a heavy reliance on the car and consequently a poor performance against the SA Objective to reduce the need to travel by car.

The River Ouse flows near to Fletching and the village has experienced past flooding incidents; any sites put forward for development will need to ensure no increased risk of flooding to people and property. Biodiversity constraints are not significant as proximity to nearest designated site is over 2km away - however new development should be considered in combination with other development in the area and cumulative effects identified and where adverse mitigated. Access to the countryside is good from the village and access to historic built environment excellent with a large proportion of the village designated as a Conservation Area.

There are a couple of local farms, and one has a shop where local produce is sold and maintains a relationship with a local fishmonger who sells local fresh fish from there on Fridays. Further investigation into Parsonage Farm and local produce opportunities could be undertaken.

The economic situation is less clear although there are local tourist attractions providing a local market for the village. Further research is required on local employment opportunities and rural prosperity indicators.

Settlement: Nutley: A settlement with basic facilities and a primary school and poor accessibility (18 of 24) Development potential assessed as low.		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	X	Affordable housing need assessed as 26 (Maresfield Parish), no housing land potential is identified - concern over ability to meet the affordable housing need.
2. Health	~	No health facilities available within the village; playing pitches, children's play area and multi-functional green space available locally. Limited potential to meet affordable housing need.
3. Social inclusion	~	primary school provision; convenience store; community hall; place of worship; public house; locally significant employment opportunities.
4. Crime	~	
5. Accessibility	~	Limited facilities within the village, access to secondary school and health care is poor.
Environment		
6. Flood risk	~	Nutley is in the River Ouse catchment. SuDS recommended are infiltration and combined infiltration/attenuation
7. Re-use Land	~	No housing land potential identified

8. Air pollution	~	Current air quality considered good – need to ensure no decline
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	X	Nutley is right on the edge of the Ashdown Forest, which borders most of the east side of the village. Identify opportunities for green network links
11. Countryside	✓	Access to plentiful walking trails in the Ashdown Forest, immediately to the east of the village. Woods with trails and tracks to the west of the settlement. Nutley does not have a Conservation Area. Nutley is wholly within the AONB. Its elevated position affords extensive views over heathland, woodland and farmland as well as long distance views towards the Sussex Downs to the south.
12. Travel	X	The A22 Eastbourne to London road carries a heavy volume of traffic through the village. Local concern has been expressed in the past over the speed and volume of traffic and pedestrian safety. Limited facilities in the settlement mean residents need to travel outside the village to meet many of their basic requirements, including secondary school and health facilities. Poor Accessibility - Either frequency of service by public transport more than 1 hour or duration of travel by public/ sustainable transport more than 30 minutes to town centre; Frequency of service by public transport between 31 minutes and 1 hour and duration 35 minutes or less; and frequency of public transport to town centre 31 minutes to 1 hour and duration of 30 minutes or less. The result is that many people will use their cars to travel to and from the village.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	No constraints identified.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.

16. Local Resource	?	Local farms in the area but no information regarding local produce.
Economic		
17. Rural prosperity	(✓)	Parish data: average household income for 2009 is £40,382 compared to Wealden average £38,296
18. Tourism	✓	The Ashdown Forest is a significant tourist attraction and there is a bed and breakfast (West Meadows) within Nutley village.
19. Employment	(✓)	No business area but locally significant employment opportunities. Access to secondary schools is poor.
20. Workforce	(X)	Nursery and primary school. Parish data: 43.2% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a decline of 42.5% from 2005 whereas the Wealden average rose 2.7%.
21. Centre	?	
22. Economy	~	No business area.

Settlement of Nutley SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Nutley has an attractive setting, occupying an elevated ridge-top position within the steeply undulating countryside of the High Weald Area of Outstanding Natural Beauty on the edge of the Ashdown Forest. Its elevated position affords extensive views over heathland, woodland and farmland as well as long distance views towards the Sussex Downs to the south. The Ashdown Forest lies to the north and east of the village. The pattern of development is principally linear, as is characteristic of many of the ridge-top High Weald villages. No potential housing land has been identified limiting the opportunity of the village to meet any affordable housing need. The limited facilities and services in the village result in its relatively poor performance against the social SA Objectives, it has not scored worse as there are facilities including a convenience score, post office and green space for sport and leisure.

Nutley is within the River Ouse catchment though there are no records of flooding issues. In terms of biodiversity constraints Nutley is heavily constrained due to its proximity to the Ashdown Forest. This proximity does result in the village scoring well in terms of access to the countryside and quality landscape.

The Ashdown forest is a significant tourist attraction and the village has potential to tap into this market. Other economic indicators need further research to understand the opportunities for local employment and business initiatives.

Settlement: Framfield: A settlement with limited facilities and poor accessibility (19 of 24) **Development potential assessed as low with potential to increase**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	✓	Affordable housing need assessed as 18, housing land potential identified as 570 - presenting good opportunity to meet the affordable housing need.
2. Health	~	No health facilities available locally; playing pitches, children's play area, sports pavilion and multi-functional green space available locally.
3. Social inclusion	~	Primary school provision; convenience store; community hall; place of worship; public house; and business area.
4. Crime	~	
5. Accessibility	~	Primary school provision; convenience store; community hall; place of worship; public house; and business area. Poor access to health care and secondary school.
Environment		
6. Flood risk	✓	Framfield village is not referred to in the SFRA and is not considered to be an area of flood risk. Framfield Stream modelled in the SFRA
7. Re-use Land	X	Housing land potential identified is all greenfield

8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	✓	Buxted Park SSSI is approximately 2km away. Hempstead Meadows LNR is under 2km away and West Park LNR is approximately 3km away. Identify opportunities for green network links.
11. Countryside	✓	The Wealdway and Vanguard Way are a short distance from the village centre. Framfield is not in the AONB. Framfield has an historic core which is designated as a Conservation Area.
12. Travel	X	Poor Accessibility - Either frequency of service by public transport more than 1 hour or duration of travel by public/ sustainable transport more than 30 minutes to town centre; Frequency of service by public transport between 31 minutes and 1 hour and duration 35 minutes or less; and frequency of public transport to town centre 31 minutes to 1 hour and duration of 30 minutes or less. Any development in Framfield would rely upon Uckfield as a service centre, and highway capacity issues with regards to Framfield Road, with respect to Uckfield will require resolution. Potential to increase provision of public/ sustainable transport.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	No known constraints
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	~	Framfield and Blackboys Horticultural Society - aim is to promote horticulture and to try and encourage and support as many people as possible to grow their own flowers, fruit

		and vegetables.
Economic		
17. Rural prosperity	~	Parish data: average household income in 2009 is £37,542 compared to Wealden average £38,296
18. Tourism	?	
19. Employment	✓	Business area but no other locally significant employment opportunities.
20. Workforce	(✓)	Nursery and primary school. Parish data: 55.6% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a decline of 11.1% from 2005 whereas the Wealden average rose 2.7%. Slightly above Wealden averages for percentage of managers and seniors professionals and skilled trades.
21. Centre	?	
22. Economy	✓	Business area

Settlement of Framfield SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

The village is located on a ridge and surrounded by the attractive countryside of the Low Weald. On its western edge, the mature parkland setting of Framfield Place contributes to the rural setting of the village. Housing land potential has been identified as significant and offers the potential to meet the affordable housing need, however the development potential is assessed as low due to accessibility constraints. There is the potential to increase provision of public/ sustainable transport to increase accessibility. Any development in Framfield would rely upon Uckfield as a service centre, and highway capacity issues with regards to Framfield Road, with respect to Uckfield will require resolution. The impact of the village on other social SA Objectives is currently assessed as neutral though future development could be designed to enhance local service provision.

Environmental constraints are not significant, except for travel and the need to reduce the need to travel by car - again future development could facilitate enhancements to public transport facilities and local services and facilities both of which could reduce the need to travel by car.

More information on the economic situation and local business opportunities is needed.

Settlement: Broad Oak: A settlement with limited facilities and poor accessibility (20 of 24) Development potential assessed as low		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	X	Affordable housing need for the parish is assessed as 113, no land has been identified as housing potential.
2. Health	~	No health facilities available locally; children's play area, playing pitches and multi - functional green space available within the village. Limited potential to meet affordable housing need.
3. Social inclusion	~	Primary school provision; convenience store; community hall; place of worship; and locally significant employment opportunities.
4. Crime	~	
5. Accessibility	~	Reliance upon Heathfield as local service centre, which comparable has less range of facilities than other towns. Primary school provision; convenience store; community hall; place of worship; and locally significant employment opportunities.
Environment		
6. Flood risk	~	No land identified. Broad Oak is not referred to in the SFRA and is not considered to be an area of flood risk.
7. Re-use Land	~	No housing land potential identified
8. Air pollution	~	Current air quality considered good – need to ensure no decline
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development

10. Biodiversity	~	Heathfield Park SSSI is approximately 1km south west of the village. Bingletts Wood SSSI is approximately 2km to the south east of the village. St Dunstan's Farm Meadows SSSI 2 and half km to the south. Paines Cross Meadow SSSI under 2km to the north east. Identify opportunities for green network links
11. Countryside	✓	ESCC Route 29 Broad Oak Walk is a 3 mile walk in the surrounding countryside. Broad Oak is wholly within the AONB. There is no Conservation Area.
12. Travel	X	Poor Accessibility - Either frequency of service by public transport more than 1 hour or duration of travel by public/ sustainable transport more than 30 minutes to town centre; Frequency of service by public transport between 31 minutes and 1 hour and duration 35 minutes or less; and frequency of public transport to town centre 31 minutes to 1 hour and duration of 30 minutes or less.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	Waste water treatment capacity for Heathfield and surrounds 1600.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	~	Broad Oak Craft and Produce Market (Broad Oak Village Hall) are a monthly craft and produce market promoting local crafts and produce
Economic		
17. Rural prosperity	(✓)	Parish data: average household income in 2009 is £40,523 compared to £38,296 Wealden average.
18. Tourism	?	Greenviews Caravan Park nearby.
19. Employment	(✓)	No business area but locally significant employment opportunities.

20. Workforce	(✓)	Nursery and primary school in Broad Oak. Parish data: 51.1% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a rise of 2% from 2005 whereas the Wealden average rose 2.7%.
21. Centre	?	
22. Economy	~	No business area

Settlement of Broad Oak SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Broad Oak occupies an elevated ridge-line position within the High Weald Area of Outstanding Natural Beauty. This affords extensive views out over the Upper Rother Valley to the north and southwards across the wooded slopes of the Dudwell Valley towards the Sussex Downs. In terms of accessibility to services and facilities the village is described as having limited facilities and relies upon Heathfield as local service centre, which comparably has less range of facilities than other towns. In terms of transport arrangement the village is assessed as having poor accessibility resulting in high car usage.

There are no major flood issues for the village. There are a number of sites designated for ecological conservation reasons around the village with the nearest approximately 1km away. Impact of major development or cumulative impact of a number of smaller developments on these sites will need to be considered.

More information is required on the local economy.

Settlement: High Hurstwood: A settlement with basic facilities and poor accessibility to Crowborough (21 of 24) Development potential assessed as low		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	X	Affordable housing need assessed as 27 (Buxted parish) and housing land potential is 0 - therefore limited opportunity to meet affordable housing need.

2. Health	~	No health facilities available locally. Children's play area, playing pitches and multi-functional green space available within the village.
3. Social inclusion	~	Place of worship; community hall; post office and public house.
4. Crime	~	
5. Accessibility	X	Place of worship; community hall; and public house. No convenience store means residents will need to travel out of the village for their basic food requirements. Access by public transport to surrounding service centres is poor.
Environment		
6. Flood risk	~	No land potential identified. High Hurstwood village is not referred to in the SFRA. High Hurstwood Stream runs to the west of the village and has been modelled in the SFRA
7. Re-use Land	~	No housing land potential identified
8. Air pollution	~	Current air quality considered good – need to ensure no decline
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	~	Ashdown Forest under 2 km to the west of the village. Identify opportunities for green network links
11. Countryside	✓	There is a 5-mile circular walk " Upper River Uck, High Hurstwood Walk 4". The village is also on the Vanguard Way - the 66 mile walk from London to Newhaven. There are also a number of local walks branching out from High Hurstwood into the surrounding countryside. High Hurstwood is within the AONB.
12. Travel	X	Poor Accessibility - Either frequency of service by public transport more than 1 hour or duration of travel by public/ sustainable transport more than 30 minutes to town centre; Frequency of service by public transport between 31 minutes and 1 hour and duration 35 minutes or less; and frequency of public transport to town centre 31 minutes to 1 hour and

		duration of 30 minutes or less.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	?	
Economic		
17. Rural prosperity	✓	Parish data: average household income in 2009 is £47,638 compared to £38,296 Wealden average.
18. Tourism	?	Hurstwood Farm Equestrian Centre & Holiday Cottages. Ashdown Forest within 2km
19. Employment	(X)	No business area and no locally significant employment opportunities.
20. Workforce	(X)	Primary school in High Hurstwood. Parish data: 56% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a decline of 12.4% from 2005 whereas the Wealden average rose 2.7%.
21. Centre	?	
22. Economy	~	No business area

Settlement of High Hurstwood SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

High Hurstwood is within the High Weald AONB and is accessed via rural lane network. Development potential has been assessed as low and no land has been identified as potential housing land. Affordable housing need is known for the parish, but it is not clear what the requirements are for the village. There is limited potential to meet the affordable housing need due to the lack of land availability. The village only has a basic range of facilities and this results in the assessment of access to services in the SA

Framework to show that the settlement is incompatible with this objective. Furthermore the access to and from the settlement, which is necessary to meet basic requirements including health, convenience shopping and secondary school, is poor and this situation encourages travel by the private car.

Flood risk is not identified as an issue though the High Hurstwood Stream runs close to the settlement. In terms of biodiversity the Ashdown Forest is under 2km away and any proposed development will need to be considered in light of all development proposed around the Ashdown Forest and their cumulative impact on the Forest considered.

Not enough information is available to understand the local economic situation and further research concerning the opportunities and constraints will be necessary.

Settlement: Laughton: A settlement with basic facilities and a primary school but with poor accessibility to Lewes/Hailsham (22 of 24) **Development potential assessed as low.**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	X	Affordable housing need is assessed as 5, housing land potential is 0. Settlement shows little opportunity to meet the identified affordable housing need.
2. Health	X	No health facilities available within the village neither is there a children's play area or playing pitches. There is multi-functional green space. Little potential to meet affordable housing need.
3. Social inclusion	~	Primary school provision; convenience store; post office; community hall; place of worship; and public house
4. Crime	~	
5. Accessibility	X	Primary school provision; convenience store; post office; community hall; place of worship; and public house. All other services and facilities will require residents to travel outside of the village and public transport links to neighbouring service centres are poor.

Environment		
6. Flood risk	~	No land potential identified. No reference to Laughton in the SFRA - there assumed no flood risk constraints.
7. Re-use Land	~	No housing land potential identified
8. Air pollution	~	Current air quality considered good – need to ensure no decline
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	✓	Park Corner Heath SSSI is within 2km of Laughton. Lower Vert Wood ancient woodland and bluebell wood, important for butterflies and moths. Identify opportunities for green network links
11. Countryside	✓	A number of local walks extending from the village. Lower Vert Wood to the east of the village has a number of trails through it. The village is not within the AONB and there is no Conservation Area.
12. Travel	X	Relatively poor range of local facilities and services results in residents needing to travel to surrounding service centres to meet their everyday needs. Poor Accessibility - Either frequency of service by public transport more than 1 hour or duration of travel by public/ sustainable transport more than 30 minutes to town centre; Frequency of service by public transport between 31 minutes and 1 hour and duration 35 minutes or less; and frequency of public transport to town centre 31 minutes to 1 hour and duration of 30 minutes or less. This poor access results in more people travelling by car.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	No known water constraints.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular

		basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	~	Local stone masons in Lower Vert Wood
Economic		
17. Rural prosperity	✓	Parish data: average household income in 2009 is £47,205 compared to £38,296 Wealden average.
18. Tourism	?	The Cuckoo Fayre in May.
19. Employment	~	No business area and no data for locally significant employment opportunities. Percentage unemployment in the parish of Laughton is higher (5.5%) than Wealden (2.5%), East Sussex (0.9%), South Eat (3.3%) and England and Wales (5%). There is a higher percentage of people employed as managers and senior professionals (23%) than Wealden (19.2%), East Sussex (16.4%), South East (17.4%) and England and Wales (16.1%).
20. Workforce	(✓)	Primary school in Laughton. No data for GCSE attainment. Lower percentage of people with no qualifications (18.3%), than East Sussex (23.7%), South East (27.2%), and England and Wales (29.1%)
21. Centre	?	
22. Economy	~	No business area

Settlement of Laughton SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Laughton is on a slight rise in the flatlands between the South Downs and the Ashdown Forest. It is not within the AONB, it lies just to the west of Lower Vert Wood, which is important ancient woodland. It does not perform well against the social SA Objectives, primarily due to a lack of services and facilities , including health facilities and sports pitches; and the limited potential to meet affordable housing need due to no housing land potential being identified.

Poor accessibility and lack of local services and facilities results in high car use and limited opportunities to reduce the need to travel by car. Other environmental factors, such as flood risk and biodiversity do not present significant constraints though consideration would need to be given to retaining all ancient woodland and enhancing green network links.

Settlement: Rushlake Green: A settlement with basic facilities and poor accessibility to Heathfield (23 of 24) **Development potential assessed as low**		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	~	Affordable housing need not identified, housing land potential is assessed as 0
2. Health	X	No health facilities available locally, no sports pitches, children's play space or multifunctional green space - although there is a village green.
3. Social inclusion	~	No schools available locally. Convenience store, post office, place of worship and community hall within the village. Strong sense of community and friendliness reported on the Village website and a range of societies and interest groups.
4. Crime	~	
5. Accessibility	X	Only basic facilities within the settlement, this coupled with poor accessibility of the settlement result in poor access to facilities and services.
Environment		
6. Flood risk	~	No land potential identified. Rushlake is not referred to in the SFRA
7. Re-use Land	~	No Housing land potential identified
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy

		generation and zero carbon development
10. Biodiversity	✓	St Dunstan's Farm Meadows SSSI approximately 2km to the north west. Identify opportunities for green network links
11. Countryside	✓	ESCC Route 36 Rushlake Green Walk is a 4.5 mile circular walk through the countryside. Rushlake Green is within the AONB and has a Conservation Area.
12. Travel	X	Limited facilities and poor accessibility results in high car use. Poor Accessibility - Either frequency of service by public transport more than 1 hour or duration of travel by public/ sustainable transport more than 30 minutes to town centre; Frequency of service by public transport between 31 minutes and 1 hour and duration 35 minutes or less; and frequency of public transport to town centre 31 minutes to 1 hour and duration of 30 minutes or less.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	Southern Water implementing the Rushlake Green first time sewerage scheme, which after delays due to the contractor going into administration, is underway January 2010 with a March 31st deadline.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	✓	Egypt Farm: produce: pork, bacon, lamb, sausages. Beech Hill Farm is a small, organically-run farm with rare breed sheep. It has won two awards – a BETRE Green Action Award for its rain harvesting scheme and a SEEDA Sustainable Business Award for Resource Efficiency.
Economic		
17. Rural prosperity	✓	Parish data: average household income is £42,030 compared to £38,296 Wealden average

18. Tourism	✓	Beech Hill Farm has been given a gold standard grading by the Green Tourism Business Scheme: self-catering accommodation consists of the Coach House, an 18th century cottage with a four star English Tourism Council rating, and the Studio Sanctuary. Stone House exclusive luxury country house hotel also offering cookery courses, activities and opera picnics.
19. Employment	~	No business area and no data on locally significant employment opportunities. There are no schools in the village
20. Workforce	(✓)	No schools in Rushlake Green. No parish data for GCSE attainment. High percentage managers and senior professionals in the parish of Warbleton (24.9%) than in Wealden (19.2%), East Sussex (16.4%) or the South East (17.4%)
21. Centre	?	
22. Economy	~	No business area.

Settlement of Rushlake Green SA Summary incorporating the Settlement Hierarchy and Housing Development Potential

Rushlake Green is a small settlement within the AONB, it does not score well in terms of the social SA Objectives because there is no housing land potential, no health facilities or schools or sports provision and it is poorly served by public transport. Environmental constraints are not significant, there is no floodplain, 1 SSSI approximately 2km away, however it is in the AONB and has a Conservation Area. The ability of the settlement to contribute to reducing the need to travel and specifically by car is limited as it is poorly served by public transport links.

There is good potential for contributing to reducing environmental impact of consumption by using local, sustainably produced products and promoting sustainable tourism. Further research is required on the local economy to properly assess the other economic SA Objectives.

Settlement: Boreham Street: A settlement with basic facilities and fair accessibility (24 of 24) **Development potential assessed as low**

Sustainability Objective	Assessment	Comments / Mitigation (opportunities)
Social		
1. Housing	✓	Affordable housing need not identified, housing land potential is assessed as 50
2. Health	X	No health facilities available locally, no sports pitches, children's play space or multifunctional green space.
3. Social inclusion	~	Convenience store, public house and community hall
4. Crime	~	
5. Accessibility	X	Lack of facilities and poor access by public transport results in poor access to services and facilities for village residents.
Environment		
6. Flood risk	✓	Boreham Street is not referred to in the SFRA
7. Re-use Land	✓	Housing land potential identified includes brownfield land opportunities
8. Air pollution	~	Current air quality considered good – need to ensure no decline with future development potential.
9. Greenhouse Gas	~	Not specifically relevant unless proposals/opportunity known locally for renewable energy generation and zero carbon development
10. Biodiversity	X	Pevensey Levels SSSI and Ramsar site is lee than 1km away. Herstmonceux Park SSSI is approximately 1km away. Identify opportunities for green network links
11. Countryside	✓	There are a number of local walks accessing the countryside from Boreham Street as well as the 1066 country walk, which runs from Pevensey to Rye. There is no Conservation

		Area and Boreham Street is not in the AONB.
12. Travel	X	As the settlement has only basic services and facilities it is likely that residents will travel outside the settlement for many 'everyday' needs. The poor accessibility will result in reliance on the private car for many residents. Access - either frequency of service by public transport more than 1 hour or duration of travel by public/ sustainable transport more than 30 minutes to town centre; Frequency of service by public transport between 31 minutes and 1 hour and duration 35 minutes or less; and frequency of public transport to town centre 31 minutes to 1 hour and duration of 30 minutes or less.
13. Waste	? (~)	Information required on local ability to re-use, recycle and compost may present opportunity to capitalise on local initiative – otherwise not specifically relevant
14. Water	~	Pevensey Levels close by.
15. Energy	~	Energy efficiency should be a priority in all future development in the district and standards are also being improved through Part L of the Building Regulations on a regular basis until equivalent to the Code for Sustainable Homes - Code Level 6.
16. Local Resource	✓	Wartling Wood Produce - Boreham Street - free range pigs and geese and organic veggie boxes and meat selections home delivered.
Economic		
17. Rural prosperity	(X)	Parish data: average household income in 2009 is £37,618 compared to £38,296 Wealden average.
18. Tourism	~	Boreham Street is on the 1066 walk. The Bulls Head allows camping in its grounds. Herstmonceux Castle is less than 1 mile away.
19. Employment	~	No business area and no data on locally significant employment opportunities.
20. Workforce	(X)	No schools in Boreham Street. Parish data: 42.9% of pupils in 2006 attained 5 or more passes at GCSE (A*-C) compared to 49.7% Wealden average. There was a decline of 12.7% from 2005 whereas the Wealden average rose 2.7%.

21. Centre	?	
22. Economy	~	No business area

APPENDIX 2

SA OF RURAL SETTLEMENTS SUMMARY

Social Objectives Total

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
✓	4	1	4	3	2	2	1	1	0	2	2	1	0	0	0	4	0	0	1	0	0	0	0	1
X	0	2	0	0	0	0	1	4	2	1	0	1	1	3	3	0	1	1	0	1	2	3	2	2

Sustainability Hierarchy - 1, 3, 16, 4, 5, 6, 11, 19, 10, 7, 12, 2, 13, 17, 18, 20, 24, 9, 21, 23, 14, 15, 22, 8

Environmental Objectives Total

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
✓	4	3	4	4	3	2	1	4	2	4	3	3	5	3	3	2	3	1	3	1	1	2	3	4
X	1	2	0	0	0	0	1	1	1	1	1	1	1	1	1	2	2	2	2	1	1	1	1	2

Sustainability Hierarchy - 3, 4, 5, 6, 13, 1, 8, 10, 11, 12, 14, 15, 23, 9, 22, 7, 20, 21, 24, 2, 17, 19, 16, 18

Economic Objectives Total

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
✓	5	6	2	2	4	3	4	3	3	5	5	3	3	5	3	4	3	3	3	3	1	2	3	0
X	0	0	1	0	0	0	0	1	0	0	1	1	1	0	0	0	0	1	0	0	2	0	0	2

Sustainability Hierarchy - 2, 1, 10, 14, 5, 7, 16, 11, 6, 9, 15, 17, 19, 20, 23, 4, 22, 8, 12, 13, 18, 3, 21, 24

Sustainability Appraisal: Background Paper 4

Sustainability Appraisal: Background Paper 4

SA Background Paper 4

SA of Spatial Distribution of Housing

Two options of additional dwelling numbers have been included. Scenario one reflects the South East Plan and scenario two is a contingency if infrastructure testing, prior to our proposed submission, shows that the south of the District is unable to accommodate the quantum of growth stipulated in the South East Plan.

North

Settlement	**Scenario A** South East Plan Distribution	**Scenario B** Re-distribution of South East Plan Allocations
Uckfield	800	1250
Crowborough	300	500
Heathfield	200	200
1Wadhurst	70	100
Buxted	75	100
Frant	10	15
Mayfield	50	100
Maresfield	25	50
Horam	100	150
Five Ash Down	25	50
Isfield	25	25
East Hoathly	0	50
Framfield	0	30
Edge of Tunbridge Wells		230
Total of Additional Dwellings	1680	2850
Commitments/ completions	2364	2364
Overall	**4044**	**5214**
Contingency Edge of Tunbridge Wells	230	0
Total	**4274**	**5214**

South

Settlement	**Scenario A** South East Plan Distribution	**Scenario B** Re-distribution of South East Plan Allocations
Hailsham	3000	2000
Polegate	850	850
Stone Cross	750	750
Ninfield	100	100
Herstmonceux	40	40
Berwick Station	50	50
East Dean	50	50
Lower Horsebridge	10	10
Magham Down	25	25
Upper Dicker	10	10
Ripe	5	5
Selmeston	5	5
Boreham Street	5	5
Total	4900	3900
Commitments/ completions	2099	2099
Overall	**6999**	**5999**

SA Methodology

✓ = Compatible with SA Objective
X = Incompatible with SA Objective
~ = Neutral (no significant impact) or not relevant to SA Objective
? = Unclear, further information required

Scenario A - reflects the South East Plan		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	(✓)	This option seeks to deliver the majority of homes in the most accessible locations, with the remainder distributed proportionally in smaller settlements to meet some of the local housing need. This option presents a risk that not all the proposed development would be delivered due to wastewater and highways infrastructure capacity issues - this would become a greater issue as the plan reached its latter phases and affect development in the south of the district particularly Hailsham.
2. Health	✓	Health is affected by a wide range of determinants, many of which are not affected by the spatial location of housing, however health deprivation in the worst areas is likely to be improved through the provision of good quality, new housing. In this way by focusing significant amount in the more deprived areas, such as Hailsham, this option is more likely to have a relatively greater impact on health inequalities and deprivation.
3. Social inclusion	(✓)	This distribution would focus the significant proportion of development in the more deprived communities in Hailsham providing opportunities to reduce social exclusion. Scenario distribution may not sufficiently address the need to improve social inclusion in rural settlements and to help diversify the rural economy.
4. Crime	~	This is likely to be a policy issue not considered directly relevant to the spatial distribution - indirect benefits of reducing social exclusion and deprivation on reducing crime and fear of crime.
5. Accessibility	✓	This option directs development to the most accessible locations and those with good services and facilities. Opportunities exist to improve the provision of quality services including public transport with amount proposed for Hailsham.

Environment		
6. Flood risk	✓	SFRA identifies areas at risk of flooding and suggests policy measures for development in certain locations, however the SHLAA demonstrates there are sufficient sites outside of flood risk area (within Flood Zone 1) to accommodate the distribution associated with Scenario A. Therefore this spatial distribution would result in an increase in the proportion of people living in areas of low flood risk. SuDS is a policy issue that will be addressed at the relevant stage.
7. Re-use Land	(✓)	SA of Spatial Development Options July 2009 indicates there is greater potential for the re use of land and less need for greenfield sites with this option which directs the majority of housing development to Hailsham.
8. Air pollution	(X)	There are no Air Quality Management Areas in the District and, consequently, no requirement to improve air quality in any specific location. The focus of development around the A27 and A22 and the current high reliance on the use of the car may, however, lead to localised air quality issues. A strength that this option has in this respect is that it involves the provision of housing in the most accessible areas and this is compatible with improving the use of public transport, walking and cycling to access services, facilities and infrastructure. The sustainability attributes of the option could, therefore, be improved if it were supplemented by improvements to bus and cycle links between the main towns and rural settlements and between Hailsham, where there is no rail station, and Polegate.
9. Greenhouse Gas	X	No conclusive assessment can be made as the option does not include information on associated transport infrastructure and economic activities.
10. Biodiversity	(X)	The accommodation of growth will inevitably increase pressure on biodiversity assets. The scenario is not sufficiently specific to know what the impacts on biodiversity would be - further information on the precise locations would be required before a full assessment could be made. This spatial distribution is less restricted by habitat designations and biodiversity than Scenario B since allocations in the High Weald AONB and around the Ashdown Forest SPA/SAC would be less. With 14% of the District designated as Ancient woodland, it is

		important that this irreplaceable resource is not lost or harmed as a consequence of development.
11. Countryside	(✓)	This scenario would require less housing development within the High Weald AONB. The scenario is not sufficiently specific to know what the impacts on the district's cultural or heritage assets would be - further information on the precise locations would be required before a full assessment could be made. Promoting accessibility of the countryside likely to be a policy issue.
12. Travel	(X)	Scenario does not include detailed information on associated transport infrastructure. The focus of development around the A27 and A22 may continue and emphasise the current high reliance on the use of the car. Significant proportion of development focused on Hailsham where there is no railway station.
13. Waste	(X)	Both scenarios seek to deliver broadly the same amount 11,273 for A and 11,213 for B. Both will have serious implications for waste management within the district. Scenario A directs more development to one place i.e. 3,000 to Hailsham, which may offer opportunities for efficient waste management solutions including the re-use of construction waste.
14. Water	X	It will be necessary to address the capacity issues at Hailsham north and south waste water treatment works in order to deliver this scenario of 3,000 new dwellings at Hailsham. There will be a need for a high level of water efficiency in new development in Hailsham/Hellingly, Polegate, Willingdon and Jevington, Chiddingly and Westham. Impact on water quality of the Pevensey Levels with development around the Stone Cross area will require mitigation.
15. Energy	(✓)	Opportunities to deliver energy efficient development and encourage the use of renewables. With 3,000 being directed to Hailsham opportunities for community renewables or combined heat and power schemes.
16. Local Resource	~	This is likely to be a policy issue not considered directly relevant to the spatial distribution. Policy to promote the use of locally and sustainably sourced and recycled materials in construction and renovation.
Economic		
17. Rural prosperity	(X)	Scenario A focuses new housing development in the south and this may result in

		a regeneration led approach to the Hailsham/Polegate area. This would result in little benefit to the rural economy.
18. Tourism	~	Not considered directly relevant to the spatial distribution scenarios.
19. Employment	(✓)	Scenario does not include information on the provision of new employment floorspace; focusing the majority of new housing development in the south of the district provides good access to employment centres such as Eastbourne and Brighton. The scenario may result in exacerbating the employment situation in the north of the district particularly the pattern of out commuting to work.
20. Workforce	~	Regeneration in the south would be compatible with a strategy of good access to employment and education in London, Brighton and Eastbourne and may help to increase the qualification levels of the resident population.
21. Centre	(✓)	Dependent upon locations of new growth, but particular opportunities for improving Hailsham, Polegate and Uckfield town centres
22. Economy	~	Not directly relevant to the spatial distribution of housing

SA Summary

The distribution of housing in Scenario A is based on the South East Plan distribution of 7000 dwellings in the south of the District and 4000 dwellings in the north of the District. In the north, growth would be focused at Uckfield in recognition of its relatively limited environmental constraints and good accessibility by rail and road. In the south, development would be focused on Hailsham, Polegate and Stone Cross.

Performance against the social objectives is broadly positive as the provision of new housing will meet identified housing needs and in focussing delivery on major service centres in the south where deprivation levels are highest for the district such provision offers the potential to reduce social exclusion, deprivation and inequalities by improving people's access to quality services and living environments. There are concerns that this distribution would not actually be deliverable over the whole life of the plan as wastewater and highway infrastructure capacity issues may prevent the full allocation for Hailsham being achieved. Furthermore the concentration of development in the south could result in opportunities for improving services and facilities in the rural settlements being lost.

Performance against environmental objectives is inevitably adverse as such quantities of development results in potentially significant impacts on natural resources including direct land take, demand for water and energy, the generation of waste, greenhouse gases and additional traffic on the road network. There may be some benefits compared to scenario B for the Ashdown Forest SPA and the High Weald AONB due to less development directed to the north of the district.

In terms of the economic objectives the scenarios do not detail the distribution of new employment floorspace. Focusing the majority of new housing development in the south of the district provides good access to employment centres such as Eastbourne and Brighton. The scenario may result in exacerbating the employment situation in the north of the district particularly the pattern of out commuting to work.

Scenario B - redistribution of the South East Plan allocations		
Sustainability Objective	**Assessment**	**Comments / Mitigation (opportunities)**
Social		
1. Housing	✓	This option seeks to deliver a greater proportion in the north of the district with a particular focus on Uckfield then Crowborough followed by larger villages with good service provision. This distribution takes pressure of the Hailsham area with the wastewater and highways infrastructure capacity issues and presents a spatial distribution with a greater probability of being delivered in full over the plan period.
2. Health	✓	Health is affected by a wide range of determinants, many of which are not affected by the spatial location of housing. Improved housing conditions can improve health, but need to ensure denser settlements do not cause negative effects with issues such as noise, air quality and access to open space. This scenario is likely to contribute to the support of health services in the identified rural settlements, which is likely to benefit rural residents.
3. Social inclusion	✓	Development distributed in line with Scenario B offers potential to address social inclusion and community vibrancy in a greater number of settlements than Scenario A. Locating development at key service centres reduces exclusion
4. Crime	~	This is likely to be a policy issue not considered directly relevant to the spatial distribution - indirect benefits of reducing social exclusion and deprivation on reducing crime and fear of crime.
5. Accessibility	✓	Scenario B distributes development among settlements that have a good range of services and facilities and has a greater focus on rural accessibility than Scenario A. Sufficient development is still directed to Hailsham that improvements to public transport could be facilitated, whilst also directing sufficient development to other settlements to contribute to improvements ins service provision and public transport links.

Environment		
6. Flood risk	✓	SFRA identifies areas at risk of flooding and suggests policy measures for development in certain locations, however the SHLAA demonstrates there are sufficient sites outside of flood risk area (within Flood Zone 1) to accommodate the distribution associated with Scenario A. Therefore this spatial distribution would result in an increase in the proportion of people living in areas of low flood risk. SuDS is a policy issue that will be addressed at the relevant stage.
7. Re-use Land	(X)	Potential for a greater reliance on greenfield land with this scenario as a greater proportion of development is being directed to more rural locations.
8. Air pollution	X	The distribution of development with greater emphasis on settlements in the north of the district is likely to continue the trend of high reliance on the use of the car and may lead to localised air quality issues. Opportunities should be taken where possible for improvements in travel choice through better public transport services and public right of way links.
9. Greenhouse Gas	X	No conclusive assessment can be made as the option does not include information on associated transport infrastructure and economic activities.
10. Biodiversity	X	The accommodation of growth will inevitably increase pressure on biodiversity assets. The scenario is not sufficiently specific to know what the impacts on biodiversity would be - further information on the precise locations would be required before a full assessment could be made. This spatial distribution is more restricted by habitat designations and biodiversity than Scenario A since allocations in the High Weald AONB and around the Ashdown Forest SPA/SAC would be greater. With 14% of the District designated as Ancient woodland, it is important that this irreplaceable resource is not lost or harmed as a consequence of development.
11. Countryside	(✓)	This scenario would require more housing development within the High Weald AONB. The scenario is not sufficiently specific to know what the impacts on the district's cultural or heritage assets would be - further information on the precise locations would be required before a full assessment could be made. Promoting accessibility of the countryside likely to be a policy issue.

12. Travel	X	Scenario does not include detailed information on associated transport infrastructure. The focus of development in rural areas and around the A27 and A22 may continue and emphasise the current high reliance on the use of the car. Significant proportion of development is focused on Hailsham where there is no railway station.
13. Waste	X	Both scenarios seek to deliver broadly the same amount 11,273 for A and 11,213 for B. Both will have serious implications for waste management within the district. A more dispersed pattern of development may reduce the opportunities for efficiencies in sustainable waste management techniques.
14. Water	(X)	With 1,000 dwellings less proposed for the Hailsham area the pressure on wastewater treatment works is reduced - though not eliminated. There will be a need for a high level of water efficiency in new development in Hailsham/Hellingly, Polegate, Willingdon and Jevington, Chiddingly and Westham. Impact on water quality of the Pevensey Levels with development around the Stone Cross area will require mitigation.
15. Energy	(✓)	Opportunities to deliver energy efficient development and encourage the use of renewables. With 2,000 being directed to Hailsham opportunities for community renewables or combined heat and power schemes. Likewise with greater numbers attributed to Uckfield in this scenario potential for renewable energy measures or combined heat and power is improved. Policy governing energy matters will be addressed at the appropriate stage.
16. Local Resource	~	This is likely to be a policy issue not considered directly relevant to the spatial distribution. Policy to promote the use of locally and sustainably sourced and recycled materials in construction and renovation.
Economic		
17. Rural prosperity	(✓)	The increased proportion of development proposed for the rural north of the district with this scenario should contribute to maintaining and enhancing the vitality of villages and the rural economy.
18. Tourism	~	Not considered directly relevant to the spatial distribution scenarios.
19. Employment	(✓)	Scenario does not include information on the provision of new employment

		floorspace; focusing new housing development in the south of the district provides good access to employment centres such as Eastbourne and Brighton. The increased focus of development in the north of the district with this scenario should assist in supporting existing businesses and open up potential for increasing the provision of new employment floorspace in the rural service centres.
20. Workforce	~	Regeneration in the south would be compatible with a strategy of good access to employment and education in London, Brighton and Eastbourne and may help to increase the qualification levels of the resident population.
21. Centre	✓	Dependent upon locations of new growth, particular opportunities for improving Hailsham, Polegate and Uckfield and Crowborough town centres. With a greater proportion of development in rural service centres this could help to support and enhance local settlement centres as well.
22. Economy	~	Not directly relevant to the spatial distribution of housing

SA Summary

The distribution of housing in Scenario B reflects a contingency approach if infrastructure testing prior to the proposed submission, shows that the south of the district is unable to accommodate the quantum of growth stipulated in the South East Plan. In Scenario B 1,000 more housing units would be directed to the north of the district increasing the allocations to settlements as follows:

- Uckfield +450
- Crowborough +200
- Wadhurst +30
- Buxted +25
- Frant +5
- Mayfield +50
- Maresfield +25
- Horam +50
- Five Ash Down +25
- East Hoathly +50
- Framfield +30
- Edge of Tunbridge Wells +230 (Scenario A contingency)

Performance against the social objectives is improved by this distribution as there is a greater certainty of delivering this scenario over the lifetime of the Plan and greater opportunities to address social exclusion on a wider scale, particularly in rural areas through the ability to improve services and facilities and accessibility for rural residents.

Performance against environmental objectives is inevitably adverse as such quantities of development results in potentially significant impacts on natural resources including direct land take, demand for water and energy, the generation of waste, greenhouse gases and additional traffic on the road network. Adverse effects for scenario B are likely to be greater as more development will be directed within proximity to the Ashdown Forest SPA and within the High Weald AONB. Although this last point regarding the AONB should be largely mitigated through the careful positioning of development and the design and quality of materials used, performance against this objective is also marked positive as it will be facilitating access to quality countryside for more people.

In terms of the economic objectives the scenarios do not detail the distribution of new employment floorspace. Focusing the majority of new housing development in the south of the district provides good access to employment centres such as Eastbourne and Brighton. With a greater proportion of development in rural service centres this could help to support and enhance local settlement centres as well.

Sustainability Appraisal: Background Paper 5

Sustainability Appraisal: Background Paper 5

SA Background Paper 5

SA of the Broad Locations for Development for the Towns

The SA of the broad locations was carried out by officers from Planning Policy, Development Management, Policy and Review and Housing in consultation with the Environment Agency. This approach sought to ensure a wide range of input into the process that enabled a strategic view to be underpinned by detailed local knowledge. Two one-day workshops were held to facilitate this process where the SA Framework was considered for each of the towns and locations concerned.

Maps showing the broad locations can be viewed in Appendix 1. The following is a summary of the findings, the completed appraisal matrices can be found in Appendix 2. The summary is presented by town and by SA Objective enabling the broad locations to be assessed by their environmental, social and economic impacts as well as against each other.

Uckfield

SOCIAL OBJECTIVES
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home There is a continued and high demand for affordable housing in Uckfield. In terms of deliverability of the locations for housing and therefore the opportunity to move towards achieving this objective the central, eastern and western locations offer the best potential individually due to their proximity and connectivity to central services. The southern area could offer significant potential if considered holistically as part of a major urban extension providing new neighbourhoods complete with new services and facilities. The northern locations offers the least potential due to deliverability constraints and dislocation from the town.
Improve the health and well being of the population The assessment of the locations in relation to achieving this objective will largely depend upon the implementation in each case, with the exception of the town centre location which should deliver benefits due to it's ability to place more people in close proximity to central health facilities. There is pressure for new and upgraded GP facilities in Uckfield and the smarter use of provision, therefore it would seem sensible to explore opportunities to make better use of/direct improvements to the community hospital near the eastern location for example.
Promote social inclusion and create/ sustain vibrant communities The central and western locations provide good potential to move toward achieving this objective through their ability to strengthen the vibrancy of the town centre community and link into this community that has good accessible opportunities for all. The northern and southern communities have been assessed as moving away from achieving this objective through their relative isolation, not being well related to existing communities and their inability to improve community cohesion to any significant degree.
To ensure a safe environment including reducing crime and the fear of crime No significant issues have been identified for the locations in relation to crime and the fear of crime - all new development should be designed with the mind to design out opportunities for crime and to reduce the fear of crime.
To provide accessible and high quality public services and facilities It has been determined that all locations would have the ability to some degree to move toward this objective depending upon the implementation of development and how new services, facilities and links to existing may be provided through a particular scheme.

ENVIRONMENTAL OBJECTIVES
To reduce the risk of flooding and the consequential damage to property and public well being The developable areas within the broad locations and the associated approximate dwelling numbers for each location are wholly within FZ 1 and do not include any land in FZ 2 or FZ 3. Due to the strategic nature of the Core Strategy and the identification of broad areas there will be land within the broad area as a whole that may lie in FZ 2 or FZ3, however this is not proposed for new housing development. Such land could however be used for biodiversity improvements, flood alleviation, open space etc.
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities The only location to use brownfield land is the town centre location - all others would involve development on greenfield land.
Reduce air pollution and ensure local air quality continues to improve Generally speaking development and particularly the scale of development being identified for Uckfield would not reduce air pollution per se. Opportunities to reduce the likelihood of raising pollution levels can be identified for the town centre and western locations. However, through the proximity of broad locations to public transport and a number of facilities, which reduces the need to travel by car, which will; help limit the increase in emissions from travel.
Reduce emissions of greenhouse gases Development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy.
Conserve and enhance the biodiversity of the District The central location has the least direct biodiversity loss due to its urban location - consideration could still be given to attracting biodiversity and linking areas of wildlife as well as improving the ecological status of the River Uck in this area. The south eastern location is near to an SNCI and mitigation should be considered to ensure no detrimental affects to this site. The areas to the south and west of Uckfield all have pockets of ancient woodland that would need to be preserved and the biodiversity value of greenfield land that would be lost. The potential for increased recreational pressure on the Ashdown Forest would require mitigation.
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment The central, northern and eastern locations have no significant landscape constraints in terms of visual impacts, though the northern area does include a buffer for the historic Buxted Park and helps maintain a gap between settlements. The southern areas have no major landscape issues and present opportunities to improve the fringe between countryside and development. The western location does have landscape issues being that it is on higher ground and is visually separated from the town. There are excellent opportunities for green infrastructure provision around the southern side of Uckfield; if the areas from east to west encompassing the south were to be considered holistically green infrastructure provision could be extensive and linked.
Reduce the need to travel by car and promote alternative methods of transport Only central and western locations can realistically move towards this objective through the ability to deliver car free development, and good connectivity with services, facilities and employment. The northern, eastern and southern locations would be likely to encourage car use through their proximity to the road network as well as their means of linking to the town centre. Mitigation should be considered including green travel plans, particularly where employment provision is being considered and traffic management measures where appropriate; emphasis on cycle and footpaths should made and improving bus links into and out of town.
Minimise waste, maximise the re-use of materials, recycling and composting Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised in all new development opportunities.
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency

There are no major issues for groundwater and surface water quality; in all cases it is likely that land will need to be set aside for swales and balancing ponds for SuDS as ground conditions are likely to be unsuitable for infiltration.
Promote energy efficiency measures and encourage the use of renewable energy All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products Sustainable construction techniques should help contribute to this objective
ECONOMIC OBJECTIVES
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.
Promote sustainable tourism Not directly related to the assessment of broad locations for Uckfield.
Ensure high and stable levels of employment and provide support for small firms and local businesses Central, southern and western locations provide good opportunities to deliver new employment facilities to support a range of jobs that meets local need, the western location has particularly good links with the neighboring industrial estates. The northern and eastern locations are not suitable to support the delivery of employment premises. The nearby Ashdown Business Park could help form part of the employment strategy for Uckfield through the improvement of cycle links as well as the provision of serviced plots.
Develop and maintain a skilled workforce to support long term competitiveness Similar to the above objective the central, southern and western locations have the potential to move towards this objective through the implementation of development. Education facilities and information regarding proposals for improved facilities will be informed by ESCC. The northern and eastern locations would appear to have less potential to move toward this objective.
Stimulate regeneration of town centres The central and western locations have potential to help stimulate the regeneration of the town centre, particularly the central location. Regeneration of the town centre is an important part of enhancing the service centre role of Uckfield. All other locations are too far removed to significantly move towards achieving this objective.
Develop a dynamic, diverse, and knowledge based economy Next generation broadband has been assessed and Uckfield has the best potential in the district for full coverage by 2017. Development will need to ensure implementation includes broadband connectivity and other requirements for knowledge-based high tech economy and to facilitate work from home.

Heathfield

SOCIAL OBJECTIVES
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home There is a high housing demand in Heathfield for both market and affordable housing. There has been no provision of affordable housing over the last few years. The northeast location raises question over deliverability and marketability of the location for housing development, visual impacts may also make this location difficult to deliver. The locations to the west and northwest could help to move toward this objective though the implementation will determine how much of the areas could be developed for housing.
Improve the health and well being of the population

The northeastern area is more isolated from the community and health facilities being severed by the main road and a busy junction, the topography furthermore makes the area feel dislocated from the town. The western and northwestern locations are well located to central GP and health services.
Promote social inclusion and create/ sustain vibrant communities There is no obvious potential for the northeastern location to strengthen the community. The west and northwestern locations are in closer proximity to the town centre and with implementation focused on community cohesion there are opportunities to create benefits for Heathfield.
To ensure a safe environment including reducing crime and the fear of crime No significant issues have been identified for the locations in relation to crime and the fear of crime - all new development should be designed with the mind to design out opportunities for crime and to reduce the fear of crime.
To provide accessible and high quality public services and facilities The northwestern area has good access to the community centre on the edge of the town and a pub, recreation and play area and school and is also on the bus route. The northwestern location has good connectivity with the town and opportunity to improve links to central services. The western location has possible accessibility issues due to the sloping topography of the area.
ENVIRONMENTAL OBJECTIVES
To reduce the risk of flooding and the consequential damage to property and public well being No significant issues for flood risk.
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities All the broad locations would result in the use of greenfield land.
Reduce air pollution and ensure local air quality continues to improve New development in the countryside on the edge of the town, which has relatively poor public transport links is not likely to help reduce air pollution as car travel is likely to increase – consider ways of implementing development that closely links with services and facilities in close proximity.
Reduce emissions of greenhouse gases Development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy.
Conserve and enhance the biodiversity of the District The northeastern location is adjacent to a SSSI and an area of ancient woodland and development here would therefore potentially not be moving toward achieving this objective. The western location is also close to ancient woodland and implementation would need to conserve this. The northwestern site is not directly adjacent to any conservation designations although there will be a biodiversity value to the area and mitigation should be considered to retain wildlife links where possible.
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment The northeastern area is visually prominent in the landscape and forms a buffer zone to the adjacent registered park. The western location may provide opportunities to improve the fringe edge to the AONB and is less sensitive in landscape terms than the alternative locations, with good potential for access to quality countryside. The northwestern location is reasonably sensitive in landscape terms and mitigation would need to be considered to lessen the potential impacts.
Reduce the need to travel by car and promote alternative methods of transport Heathfield lacks the public transport connections necessary to cater for travel demand to destinations further a field such as access to the rail network and key employment/retail centres such as Eastbourne and Tunbridge Wells. The location to the northeast would be likely to encourage car use as it is not well related to the town centre. The western and northwestern areas may be able to reduce adverse impacts through enhancing connectivity with the town centre and by delivering a mix of uses.

Minimise waste, maximise the re-use of materials, recycling and composting Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised in all new development opportunities.
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency The locations in the north east and north west drain into ancient and ghyll woodland, which will be sensitive to changes in water quality and quantity. There are a number of springs that could be adversely affected in the north western location. It is likely that land will need to be set aside for swales and balancing ponds with all three locations.
Promote energy efficiency measures and encourage the use of renewable energy All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products Sustainable construction techniques should help contribute to this objective
ECONOMIC OBJECTIVES
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.
Promote sustainable tourism Not directly related to the assessment of broad locations for Heathfield.
Ensure high and stable levels of employment and provide support for small firms and local businesses There is not a significant need for employment space in Heathfield, nonetheless the suitability of areas must be considered for delivering employment uses. The west and northwestern locations may offer potential to deliver employment floorspace as part of mixed use schemes. The northeastern location is well related to the employment area to the north, though it may not be appropriate to extend employment in this area.
Develop and maintain a skilled workforce to support long term competitiveness Maybe some potential to support local workforce requirements in each of the areas.
Stimulate regeneration of town centres The northeastern area is too far removed from the town centre to stimulate regeneration. The western and northwestern locations offer some regeneration potential with good links to the town centre.
Develop a dynamic, diverse, and knowledge based economy Maybe some potential to deliver employment premises that encourage knowledge based and high tech industries and home working with all the locations.

Crowborough

SOCIAL OBJECTIVES
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home There is a need for family housing in Crowborough both affordable and market. The central, north and northeastern locations offer good potential to move toward this objective through good potential for deliverability. The southern and southeastern areas may struggle with delivery issues relating to highway impacts.
Improve the health and well being of the population All locations would offer good potential to move toward achieving this objective either through their proximity to health facilities, leisure, sport or open/green space.

Promote social inclusion and create/ sustain vibrant communities The central location has good potential to improve the vibrancy and vitality of the town centre. The northern location is well located to sports and leisure facilities and has reasonable access to the town centre therefore it offers opportunities for promoting community vibrancy. The southern location, whilst removed from the town centre is well located to the neighbourhood centre of Jarvis Brook and has potential to provide further facilities and contribute to maintaining the vibrancy of the community.
To ensure a safe environment including reducing crime and the fear of crime No significant issues have been identified for the locations in relation to crime and the fear of crime - all new development should be designed with the mind to design out opportunities for crime and to reduce the fear of crime.
To provide accessible and high quality public services and facilities The locations all have potential for improving access to services through good connectivity with the town centre and/or opportunities to deliver new facilities. Development of the north eastern location should require the development of new facilities to compensate the comparatively poor connectivity to existing services and facilities.
ENVIRONMENTAL OBJECTIVES
To reduce the risk of flooding and the consequential damage to property and public well being There are no major issues with flood risk for the Crowborough locations; the southern area has an unclassified watercourse, which would need to be retained with suitable buffer strips.
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities Southeast and central locations would deliver development on previously developed land, which is in line with the Plan Objective for Crowborough.
Reduce air pollution and ensure local air quality continues to improve The train station and public transport links to the south of the town mean that new development in the south and southeast locations could be focused on green travel priorities in order to help to reduce future air pollution. There will be a need to ensure no increase in congestion, which can cause an increase in air pollution. Central locations have good opportunity to reduce the need to travel by car and help reduce future air pollution, the northern and northeastern locations will need to mitigate their potential impacts through the creation of good sustainable transport links with the town centre including cycle ways and footpaths.
Reduce emissions of greenhouse gases Development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy.
Conserve and enhance the biodiversity of the District The north and northeastern locations have ancient woodland in proximity which will need to be retained and the central location has ancient and ghyll woodland. There is an indication that there have been records of some protected species in proximity of the southern location and an EIA would provide further confirmation and mitigation. Potential for increased recreational pressure on the Ashdown Forest would require mitigation.
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment All the locations offer good potential for development that does not adversely affect the landscape and offer opportunities to improve visual aspects and links with the surrounding countryside for access by residents. Ensure central location development adds a positive contribution to the townscape.
Reduce the need to travel by car and promote alternative methods of transport Southeastern, southern and central locations offer the potential to reduce the need to travel due to their proximity to sustainable transport modes, facilities and services. The northeastern location could have the reserve effect and encourage use of the car due to its proximity to the road network and links to Tunbridge Wells. The northern location may have potential to mitigate this aspect through improving connections with the town centre.

Minimise waste, maximise the re-use of materials, recycling and composting Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised in all new development opportunities.
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency Land may need to be set aside for SuDS for swales and balancing ponds if ground condition are unsuitable to support infiltration SuDS.
Promote energy efficiency measures and encourage the use of renewable energy All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products Sustainable construction techniques should help contribute to this objective
ECONOMIC OBJECTIVES
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy Growth in the towns can help support and enhance the prosperity of the District and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.
Promote sustainable tourism There is a Plan Objective for Crowborough to promote High Weald tourism; it is not considered likely that the broad locations would significantly affect this Plan or SA Objective.
Ensure high and stable levels of employment and provide support for small firms and local businesses Developing a mix of uses as part of comprehensive development schemes can be a preferred method of ensuring vibrant communities which support and ensure high and stable levels of employment. All the locations have some potential to contribute to achieving this objective. The north location is more limited in potential, the northeast and the south broad areas have perhaps the greatest potential to deliver significant employment floorspace, subject to transport constraints and provide for small firms and local businesses. The central location is optimised for high density employment facilities.
Develop and maintain a skilled workforce to support long term competitiveness The development of substantial locations in and around towns can be a real opportunity to maintain a skilled workforce and support the long term competitiveness of a town. The northeast location has good access to education as well as potential to improve the employment offer; the southern, southeast and central locations have good proximity to and connectivity with employment areas and the potential to improve the vibrancy of the employment areas.
Stimulate regeneration of town centres The central location is the only broad location to have been assessed as having potential to stimulate regeneration of the Town Centre, this may be achieved through the development of new employment facilities, housing provision and contributions to improving public realm and connectivity.
Develop a dynamic, diverse, and knowledge based economy Most locations have the potential to create employment spaces that promote take up for knowledge-based and high tech low impact industries or facilitate work from home opportunities through improved broadband and phone connectivity.

Stone Cross

SOCIAL OBJECTIVES
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home The eastern and northern locations have been assessed as presenting the best opportunity to deliver market and affordable housing. The western location maybe more appropriate for employment, but does have potential to deliver housing depending upon other sustainability and plan objectives. The southeastern location is constrained by landscape issues, which raises questions over the deliverability of all the broad area for new housing. Implementation will need to be sensitive to landscape requirements.
Improve the health and well being of the population The southeastern location has the best access to existing health facilities based at Langney. The north and west location have concerns associated with their proximity to the road network and noise impacts which can affect health - implementation details will be a key concern in ensuring that health benefits are maximised.
Promote social inclusion and create/ sustain vibrant communities The western location has not been identified as one that could strengthen community vibrancy and reduce social exclusion compared to more centrally located areas. The northern location has good connectivity with the settlement centre and offers good potential to create a more cohesive community. Development of the eastern location will need to ensure implementation focuses on community vibrancy to ensure it overcomes its geography at the edge of the settlement. The southeastern location has strong associations with the Langney centre to the south and could contribute to the regeneration of Langney.
To ensure a safe environment including reducing crime and the fear of crime No significant issues have been identified for the locations in relation to crime and the fear of crime - all new development should be designed with the mind to design out opportunities for crime and to reduce the fear of crime.
To provide accessible and high quality public services and facilities Northern and southeastern locations have good connectivity with neighbourhood centres which provide a range of services and facilities. Other locations have reduced potential to provide good connectivity to services and facilities, mitigation may include the provision of new facilities.
ENVIRONMENTAL OBJECTIVES
To reduce the risk of flooding and the consequential damage to property and public well being No flood risk issues have been identified.
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities All the broad locations would result in the use of greenfield land.
Reduce air pollution and ensure local air quality continues to improve All locations raise concern over air pollution issues due to the topography of the area and the proximity to the road network. Good public transport links to Eastbourne help to mitigate this aspect but all new development in the area should focus on reducing future air pollution through enhancing public transport links, walking and cycle routes to services and facilities.
Reduce emissions of greenhouse gases Development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy.
Conserve and enhance the biodiversity of the District All locations would deliver development on greenfield land so there will be some loss in biodiversity, however there are no significant biodiversity constraints other than for the eastern location which includes pockets of ancient woodland. Would need to ensure that development of the southeastern location does not adversely affect the ecological value of the Eastbourne Levels.
Conserve, enhance and make accessible for enjoyment, the District's

countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment East and southeastern locations raise landscape issues when considering new development, this may reduce the developable area to facilitate the inclusion of buffer zones and edging techniques. Good access to the countryside will be achievable. Northern and western locations may offer less potential for access to the countryside.
Reduce the need to travel by car and promote alternative methods of transport The good public transport links with Eastbourne mean that all locations have excellent potential to encourage and promote modes of transport other than the car, and this will be important in mitigating the good access to the road network.
Minimise waste, maximise the re-use of materials, recycling and composting Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised in all new development opportunities.
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency In all cases ground conditions are unlikely to support infiltration for SuDS so land will need to be set aside for swales and balancing ponds. Would need to ensure no reduction in water quality of surface water run-off and drainage into the Eastbourne Levels.
Promote energy efficiency measures and encourage the use of renewable energy All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products Sustainable construction techniques should help contribute to this objective
ECONOMIC OBJECTIVES
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.
Promote sustainable tourism This objective is not directly related to the assessment of the broad locations for Stone Cross.
Ensure high and stable levels of employment and provide support for small firms and local businesses The only location to positively address this objective is the western location due to its relationship with employment floorspace along the Dittons Road area and good access to the road network and A27, important for business. Other locations would not be suitable for the delivery of new employment facilities.
Develop and maintain a skilled workforce to support long term competitiveness In terms of contributions to meeting this objective the western and southeastern locations may help through providing employment opportunities and ability to maintain a skilled workforce respectively. The southeastern location has good access to Eastbourne schools and could help deliver regeneration to Langney.
Stimulate regeneration of town centres The northern and southeastern locations have potential to help stimulate regeneration of neighbourhood centres.
Develop a dynamic, diverse, and knowledge based economy Only the western location offers potential to deliver opportunities for high tech and knowledge based industries. Other locations could ensure new housing receives good connectivity for broadband and communications to facilitate home-working and home-based businesses.

Polegate

SOCIAL OBJECTIVES
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home The east Willingdon broad location offers good potential to deliver a significant quantity of new housing. There may be marketability issues for the northern location due to proximity to the road and industrial areas as well as multiple ownership.
Improve the health and well being of the population Potential for adverse effects from the northern location due to road noise and isolation from community and existing concerns over the health facilities in the north of Polegate. The east Willingdon location offers good potential to positively address this objective through new leisure, open space and health facilities, plus the location is near to the proposed new GP services in Willingdon, the playing fields and recreational space.
Promote social inclusion and create/ sustain vibrant communities Both locations have the opportunity to positively affect this objective, the northern location should capitalise on opportunities to improve the living environment and deliver new services and facilities. The east Willingdon location offers good potential for the provision of a comprehensive community with new facilities; this area also has good links to Polegate and Willingdon.
To ensure a safe environment including reducing crime and the fear of crime Anecdotal evidence of perception of safety issues in the north of the town. All new development should be designed with the mind to design out opportunities for crime and to reduce the fear of crime.
To provide accessible and high quality public services and facilities The northern area is severed by the railway and presents limited opportunities to deliver new services and facilities; area would need to overcome issues of links to existing facilities. The east Willingdon location offers good potential for the provision of a comprehensive community with new facilities; this area also has good links to Polegate and Willingdon.
ENVIRONMENTAL OBJECTIVES
To reduce the risk of flooding and the consequential damage to property and public well being The developable areas within the broad locations and the associated approximate dwelling numbers for each location are wholly within FZ 1 and do not include any land in FZ 2 or FZ 3. Due to the strategic nature of the Core Strategy and the identification of broad areas there will be land within the broad area as a whole that may lie in FZ 2 or FZ3, however this is not proposed for new housing or employment development. Such land could however be used for biodiversity improvements, flood alleviation, open space etc. Numerous unclassified watercourses exist in both broad locations and these will need to be retained and buffered.
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities All the broad locations would result in the use of greenfield land.
Reduce air pollution and ensure local air quality continues to improve The east Willingdon location presents specific concerns over the potential for increased use of the wider strategic highway network and associated potential for congestion and air pollution.
Reduce emissions of greenhouse gases Development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy.
Conserve and enhance the biodiversity of the District There are no significant biodiversity constraints, however watercourses will require protection and there are historic records of protected species on the northern site - EIA would confirm their presence and propose mitigation.
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural

land), landscape, historic and built environment Landscape Assessment shows that the east Willingdon broad location has a greater potential to accommodate new development and both have good potential for improving access to the countryside.
Reduce the need to travel by car and promote alternative methods of transport Both areas have good potential for promoting sustainable transport with excellent links to Eastbourne and for the northern area to Hailsham; both have good access to the train station. Ensure opportunities for cycle and footpath links are maximised.
Minimise waste, maximise the re-use of materials, recycling and composting Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised in all new development opportunities.
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency The northern location would need to consider the long term attenuation requirements for water quality purposes; there are also a number of watercourses across the area that would need to be retained and buffered and where possible their water quality enhanced. The east Willingdon location may have potential attenuation considerations for run-off to the Willingdon Levels and land will need to be set aside for swales and balancing ponds.
Promote energy efficiency measures and encourage the use of renewable energy All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products Sustainable construction techniques should help contribute to this objective
ECONOMIC OBJECTIVES
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.
Promote sustainable tourism Not directly related to the assessment of the broad locations for Polegate.
Ensure high and stable levels of employment and provide support for small firms and local businesses Neither area would be well suited to employment provision through new employment floorspace, particularly the northern location. There is some limited potential for sensitive low impact employment floorspace as part of mixed use scheme in the east Willingdon location.
Develop and maintain a skilled workforce to support long term competitiveness The east Willingdon location may offer better potential to deliver new school places/facilities and has good links to Eastbourne.
Stimulate regeneration of town centres Northern location may adversely affect this objective as the association with the town centre is weak. For east Willingdon broad area opportunities exist for improving the environmental character of the area linking to the town centre with the possibility of recreational/leisure/cultural provision.
Develop a dynamic, diverse, and knowledge based economy Potential land availability for low impact employment floorspace which may be suitable for high tech and knowledge based industries. Ensure new development has opportunities for communications and broadband to facilitate home-based worked and businesses.

Hailsham

SOCIAL OBJECTIVES
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home Northern and eastern locations present the better opportunities for new housing delivery, the northern area has the higher land values and may be more attractive to developers so there may be some mitigation required to ensure the eastern location with excellent connectivity potential to the town centre is not unduly overlooked. The eastern location has an issue surrounding odour from the wastewater treatment works as well as possible requirement for piling due to ground conditions, which could make the area less attractive for development from a marketing and financial perspective. The potential to extend the southern location to the east should be explored in order to make this location more viable. The southeastern location may have potential but will need to overcome contamination and lower land values which may affect viability.
Improve the health and well being of the population The northern area shows the best potential for beneficial effects on this objective, due to potential to deliver new health facilities and open space as well as links to the new development at Hellingly Hospital that includes sports facilities, a community hall and cycle ways. The east and southeast locations could adversely affect the health objective (if not mitigated to reduce this nuisance) due to the significant odour issues that would likely affect new residents on a prolonged basis and could further add stigma issues. The southern area is not well related to existing health facilities, though if additional area is suitable a larger development opportunity may arise which could deliver new health facilities.
Promote social inclusion and create/ sustain vibrant communities Odour issues aside (which may cause isolation through stigmatisation), the eastern locations proximity to the town centre offers good potential to strengthen community cohesion and offer some regeneration of the more deprived area of Hailsham East. The north and southeast location are both located some distance from the town and in the north isolated by virtue of the A271. Development of the northern area could be mitigated through the development of a new neighbourhood centre, which would have the added advantage of benefiting the existing community that are somewhat removed from the town centre. The southern location offers lower potential for delivering new facilities and making new residents feel part of the community and may adversely affect this objective.
To ensure a safe environment including reducing crime and the fear of crime No significant issues have been identified for the locations in relation to crime and the fear of crime - all new development should be designed with the mind to design out opportunities for crime and to reduce the fear of crime.
To provide accessible and high quality public services and facilities North and east location should have beneficial effects on this objective through delivering a new neighbourhood centre and creating good links to the town respectively. Southern location may adversely effect this objective as a small area not well connected to the town would result in increasing the number of people removed from services and facilities.
ENVIRONMENTAL OBJECTIVES
To reduce the risk of flooding and the consequential damage to property and public well being The developable areas within the broad locations and the associated approximate dwelling numbers for each location are wholly within FZ 1 and do not include any land in FZ 2 or FZ 3. Due to the strategic nature of the Core Strategy and the identification of broad areas there will be land within the broad area as a whole that may lie in FZ 2 or FZ3, however this is not proposed for new housing development. Such land could however be used for biodiversity improvements, flood alleviation, open space etc. Unclassified watercourses on all locations would need to be retained and buffered.
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities All the broad locations would result in the use of greenfield land except the southeastern area

which has potential to remediate former brownfield land.
Reduce air pollution and ensure local air quality continues to improve The northern and southern locations could have significant adverse affects on this objective. The northern location due to the potential scale and distance from the town centre could encourage car use, even when mitigated through the creation of a new neighbourhood centre. The east and southeast locations have potential to reduce future air pollution through proximity to the town centre and opportunity for encourage sustainable modes of transport, however the areas do suffer from odour issues, which is air pollution of a kind.
Reduce emissions of greenhouse gases Development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy.
Conserve and enhance the biodiversity of the District Proximity of the Pevensey Levels is a concern for the Hailsham locations impacts on the hydrology and dependent ecology will need to be minimised or eliminated, the northern and southern locations have pockets of ancient woodland and any development in these areas should seek to conserve this. The Cuckoo trail in the south presents opportunities for enhancing the green corridor.
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment The Landscape Assessment shows the east and southeast locations are particularly sensitive in terms of visual impacts due to their visibility from the low-lying Pevensey Levels; they are also less able to deliver good access to the countryside due to the restricted access across much of the Pevensey Levels. Northern area is less visually impacting according the Landscape Assessment and the southern area is relatively sensitive.
Reduce the need to travel by car and promote alternative methods of transport Northern and southern locations offer good proximity to the road network and could therefore encourage travel by car; the northern area might be mitigated to some extent by the provision of mixed use development and a good range of services and facilities including employment opportunities. The east and southeastern locations do not encourage travel by car in the same way due to their proximity to the town centre and the nature of the road network in this location therefore they offer potential to enhance links to the town centre and encourage sustainable modes of transport.
Minimise waste, maximise the re-use of materials, recycling and composting Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised in all new development opportunities.
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency Potential for adverse impacts on water quality through development of the eastern and southeastern locations due to wastewater treatment capacity issues for discharge and due to locations proximity to the Pevensey Levels - long term attenuation for water quality may be necessary and greater land take will be needed than for traditional SuDS systems. The northern and southern locations are also affected by wastewater treatment capacity issues and attenuation requirements, but may be less impacting on the Pevensey Levels.
Promote energy efficiency measures and encourage the use of renewable energy All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products Sustainable construction techniques should help contribute to this objective
ECONOMIC OBJECTIVES
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.

Promote sustainable tourism Not directly related to the assessment of broad locations for Hailsham.
Ensure high and stable levels of employment and provide support for small firms and local businesses All locations bar the southern location have the potential to beneficially address this objective through the provision of employment floorspace as part of a mixed use development scheme.
Develop and maintain a skilled workforce to support long term competitiveness If new employment opportunities are delivered through a mix use scheme this can help maintain a skilled work - need to ensure provision of a range of employment premises that meets local and anticipated need. The southern location may not be able to support the delivery of employment and may not contribute to securing the long term competitiveness of the town.
Stimulate regeneration of town centres Only the eastern location offers the potential to stimulate regeneration of the town centre with good links possible to any new development in this area.
Develop a dynamic, diverse, and knowledge based economy All locations should ensure new development facilitates broadband connectivity and good communications for knowledge-based, high tech industries and home working.

Appendix 1 Maps Showing Broad Locations

Uckfield

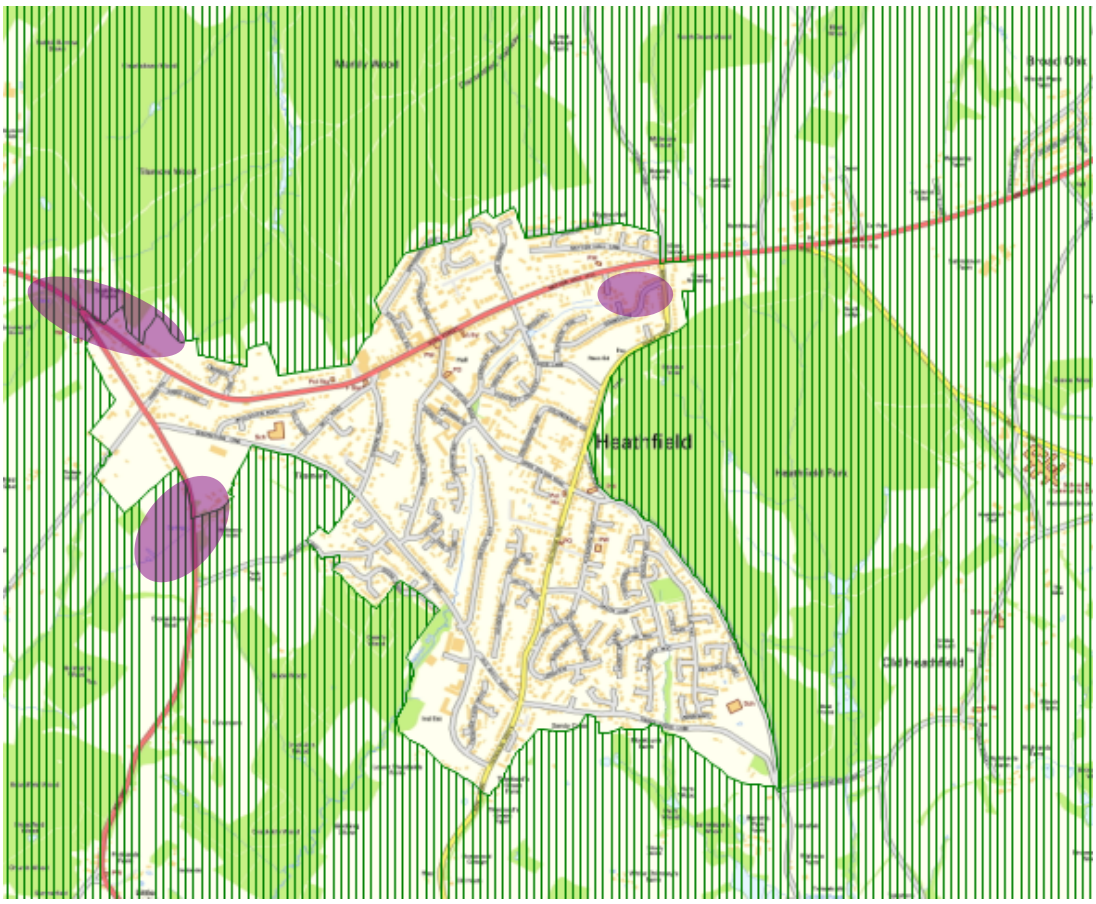


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Approximate Numbers

North	234
Centre	to be assessed
East	497
South East	574
South	694
West	1107

Heathfield



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Approximate Numbers

North east 78
West 136
North west 182

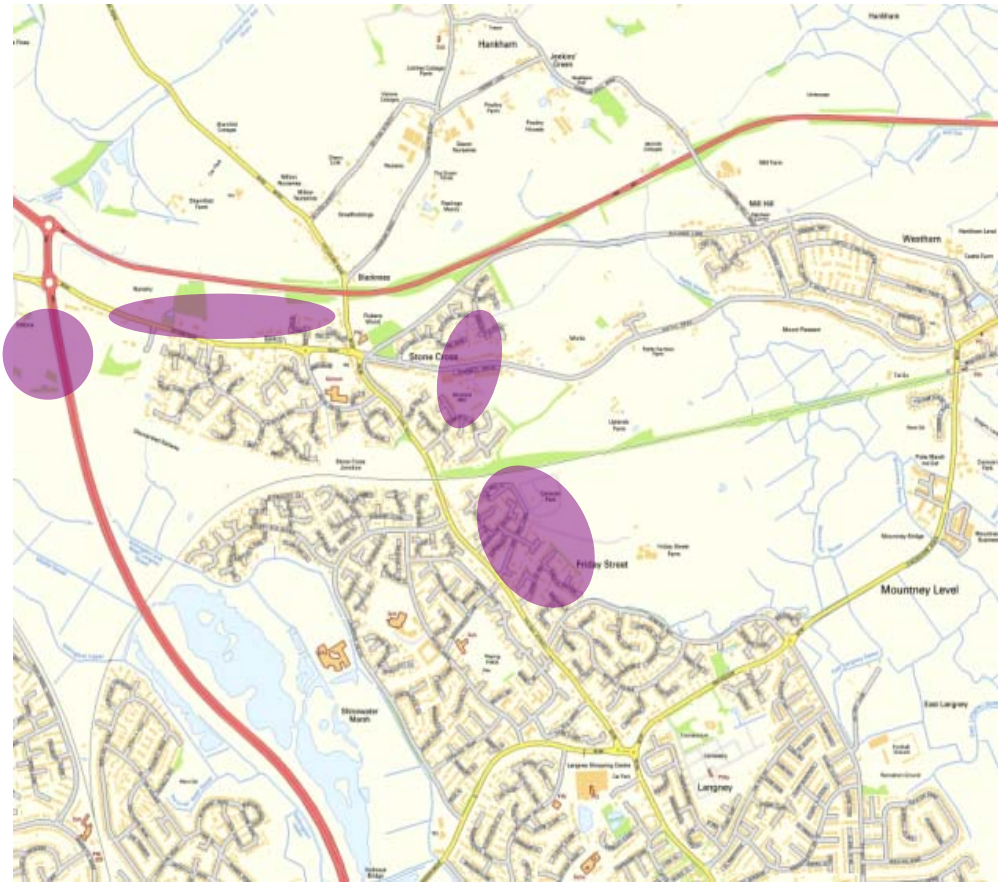
Crowborough



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Approximate Numbers	
Centre	150
North	76
North east	600
South east	93
South	1400

Stone Cross

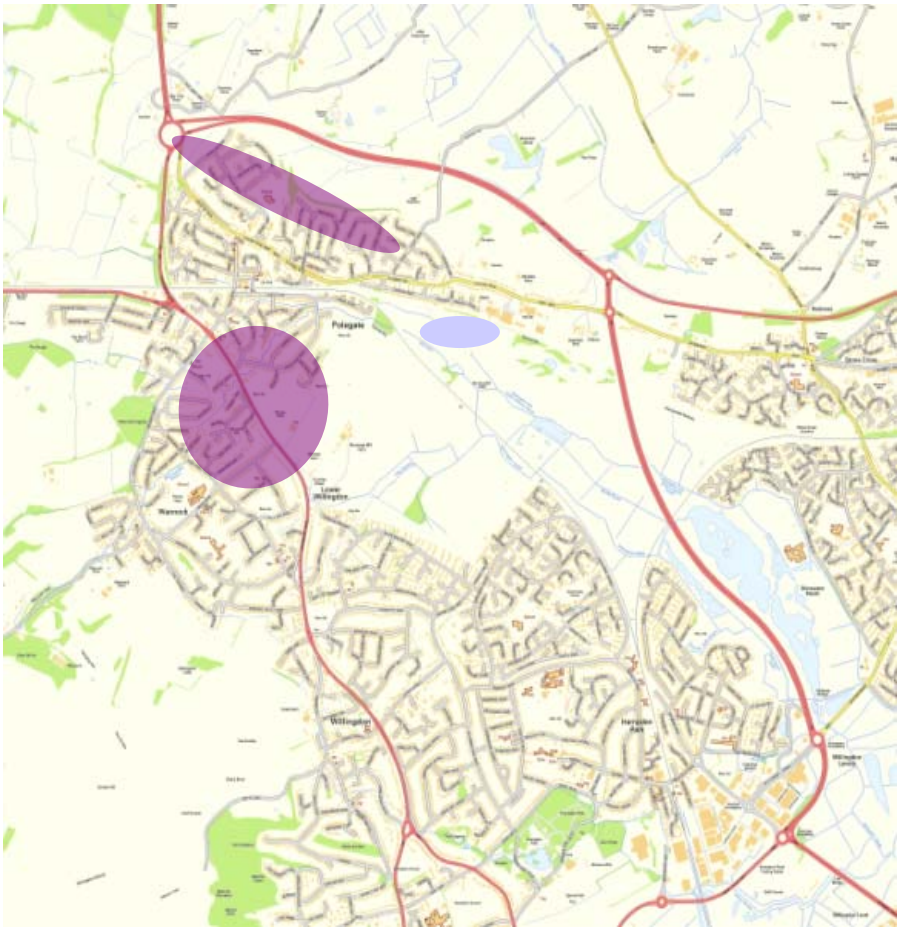


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Approximate Numbers

North	270
East	250
South east	302
West	67

Polegate



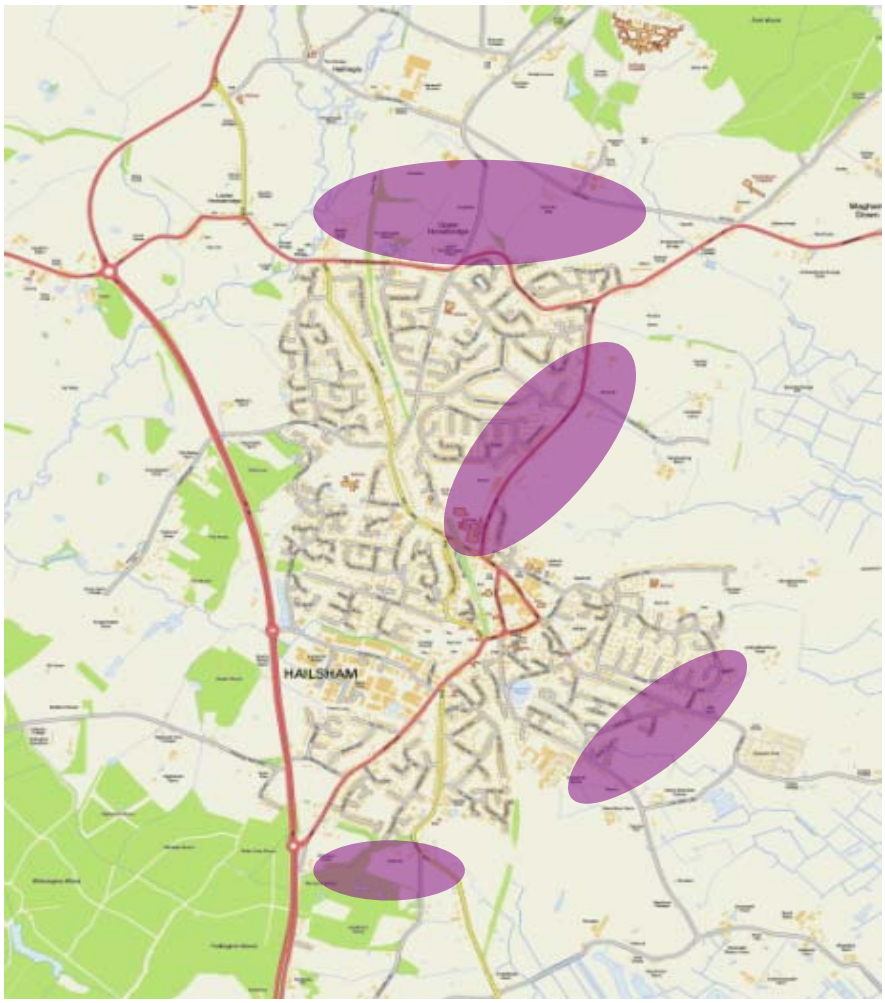
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Approximate Numbers

North	747
East Willingdon	2513

North east - potential employment

Hailsham



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Approximate Numbers	
North	2914
East	1758
South east	600
South	536

Appendix 2 Matrix Tables of Full Assessment of Broad Locations

Criteria used for the assessment

↑	Option moving towards achievement of SA Objective	↓	Option moving away from achievement of SA Objective
↕	Unknown: depend on how option will be implemented	↔	Neutral: no relationship with SA Objective

Uckfield North, Centre and East

SA Objective	Broad Locations for Development - Uckfield					
	North		Centre		East	
	Effect	Comment	Effect	Comment	Effect	Comment
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	↕	Possible isolation from community, although along the main route into the town; higher density maybe more appropriate and achievable	↑	Need to consider alternative use values; public land ownership could be delivered through master-planning to deliver housing and community facilities.	↑	Reasonably well related to the town with potential for good connectivity with town and therefore deliverability potential highlighted by recent appeal decision.
Improve the health and well being of the population	↕	Isolated from central services although on main route into town, delivery at right density could ensure maintenance of community and links into town.	↑	Good opportunity for access to central health facilities; opportunities to regenerate and improve vibrancy and living environment for residents.	↕	Connectivity potential should be maximised to ensure accessibility to central health facilities; good proximity to hospital.
Promote social inclusion and create/ sustain vibrant communities	↓	Area not well related to the contiguous community of Uckfield. Furthermore the location does not facilitate the provision of further facilities for the community.	↑	Has the potential to strengthen the vibrancy and vitality of the town centre providing enhanced quality of public service and facilities as focal point or anchor for all of the community.	↕	Located on the edge of the existing settlement, not incorporated into the existing community thus the new development could appear to be severed from the main community, especially due to topography of the watercourse. Notwithstanding the proximity of the hospital to area, if additional facilities were provided in this location this may not benefit the wider community and perpetuate a feeling of disassociation.
To ensure a safe environment including reducing crime and the fear of crime	↔	No significant issues - design considerations to reduce crime and fear of crime	↔	No significant issues - design considerations to reduce crime and fear of crime	↔	No significant issues - design considerations to reduce crime and fear of crime
To provide accessible and high quality public services and facilities	↕	On the main route into town, good proximity to pub and garage and services and facilities at Five Ash Down. Potential to create good links with town centre linked to higher density development	↕	Steep hill up to the north of town making access more difficult and creating physical separation; good connectivity with town centre	↕	Would need to ensure connectivity with town centre services and facilities is central to design of development of this area; new facilities in this area may not particularly benefit the wider community.

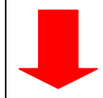
To reduce the risk of flooding and the consequential damage to property and public well being	↑	No significant issues	↕	Detailed modelling and FRA will be required and it will be essential that it is demonstrated that any new development is safe and that safe access and egress can be achieved. Any proposals will need to improve the flood flow conveyance of water through the town and the EA would be looking for any new development to be set further back from the River Uck.	↕	Detailed modelling and FRA will be required and it will be essential that it is demonstrated that any new development is safe and that safe access and egress can be achieved. Any proposals will need to improve the flood flow conveyance of water through the town and the EA would be looking for any new development to be set further back from the River Uck.
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	↓	Majority of available land is greenfield	↑	Majority of available land is brownfield and offers opportunities for higher density development.	↓	Majority of available land is greenfield
Reduce air pollution and ensure local air quality continues to improve	↓	Location has the potential to encourage car use being on the main road route into and out of town, mitigation would need to focus on improving bus links into town and to outlying towns and villages.	↑	Good potential for creating car free development and minimising new traffic in the town centre; excellent potential for foot, cycle and bus links within the town	↓	Broad area is accessed via road and area maybe too small to generate opportunities to create new and improved sustainable transport links
Reduce emissions of greenhouse gases	↓	Development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy.	↓	Development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy	↓	Development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy
Conserve and enhance the biodiversity of the District	↕	Broad area on the edge of a large area of ancient woodland and includes small pockets of ancient woodland. Implementation of development would seek to conserves those areas. Greenfield land has a biodiversity value.	↕	The river Uck is classified within the SE river basin management plan as being at bad ecological status. The EA would expect any application in this area and associated flood risk management to include measures to improve the ecological status of the river.	↕	The river Uck is classified within the SE river basin management plan as being at bad ecological status. The EA would expect any application in this area and associated flood risk management to include measures to improve the ecological status of the river.
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	↑	No significant landscape constraints - low sensitivity to change and high capacity for infill. Close to historic Buxted Park, buffer exists to the east of the road - caution of losing gap between settlements. Ancient woodland in proximity. Potential for access to the countryside good.	↑	Central location with re-use of land, thereby protecting surrounding countryside; access to countryside to the east	↑	Steep-sided ghyll within a bowl facing into the town and distinctive due to that topography; good potential for green corridor and riverside walkway.
Reduce the need to travel by car and promote alternative methods of transport	↓	Broad location on a main road, with no potential for improving facilities and services and not well located to the centre of town and therefore little potential to reduce the need to travel by car.	↑	Potential for car free development and densities. Accessibility to services and public transport is optimised	↓	Access via road, with little potential to improve sustainable modes of transport

Minimise waste, maximise the re-use of materials, recycling and composting	⬌	Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised	⬌	Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised	⬌	Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	↕	No significant issues. Ground conditions unlikely to be suitable for infiltration SuDS and land will need to be set aside for swales & balancing ponds	↕	No significant issues. Ground conditions unlikely to be suitable for infiltration SuDS and land will need to be set aside for swales & balancing ponds	↕	No significant issues. Ground conditions unlikely to be suitable for infiltration SuDS and land will need to be set aside for swales & balancing ponds
Promote energy efficiency measures and encourage the use of renewable energy	⬌	All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised	⬌	All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised	⬌	All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	⬌	Sustainable construction techniques should help contribute to this objective	⬌	Sustainable construction techniques should help contribute to this objective	⬌	Sustainable construction techniques should help contribute to this objective
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	⬌	Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.	⬌	Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.	⬌	Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.
Promote sustainable tourism	⬌	Not directly related to the assessment of broad locations for Uckfield.	⬌	Not directly related to the assessment of broad locations for Uckfield.	⬌	Not directly related to the assessment of broad locations for Uckfield.
Ensure high and stable levels of employment and provide support for small firms and local businesses	↓	Broad location has little or no relationship with existing employment areas or potential to provide new employment floor space, due to the residential and rural nature of the area and the size of the immediate community.	↑	Central location optimal for high density employment facilities. Industrial estate near to the town centre is flourishing.	↓	Broad location has little potential to provide new employment floor space, due to the residential and rural nature of the area. However, it is reasonably well located to specialised employment opportunities in Uckfield, specifically the hospital.
Develop and maintain a skilled workforce to support long term competitiveness	↓	Area may not be able to support delivery of employment premises and this may not contribute to securing the long term competitiveness of the town	↕	If new employment opportunities are delivered this can help maintain a skilled work - need to ensure provision of a range of employment premises that meets local and anticipated need	↓	Area may not be able to support delivery of employment premises and this may not contribute to securing the long term competitiveness of the town

Stimulate regeneration of town centres		Too far removed from town centre to stimulate regeneration		Location offers significant regeneration options for the town centre.		Potential to stimulate regeneration of town centre as long as good links including a foot and cycle bridge were implemented as part of any new development
Develop a dynamic, diverse, and knowledge based economy		Will need to ensure implementation includes broadband connectivity and other requirements for knowledge-based high tech economy and to facilitate work from home		Will need to ensure implementation includes broadband connectivity and other requirements for knowledge-based high tech economy		Will need to ensure implementation includes broadband connectivity and other requirements for knowledge-based high tech economy and to facilitate work from home

Uckfield South East, South and West

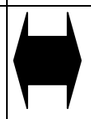
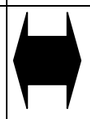
SA Objective	Broad Locations for Development - Uckfield					
	South East		South		West	
	Effect	Comment	Effect	Comment	Effect	Comment
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home		Development in the vicinity at the current time, however delivery may be difficult given requirements for neighbourhood centre		Delivery potential may be lower in this area due to proximity to existing communities.		Potential to consider comprehensive scheme with good links to the town centre may make this area more deliverable.
Improve the health and well being of the population		Potential to improve health facilities with a neighbourhood focused development in this area, however not well related to central health services and facilities.		GP services available in proximity to this broad area, but not well related to other, central health services and facilities.		Area has potential for better connection with the town centre and access to the health facilities there; there are potential odour issues from the wastewater treatment works to consider.
Promote social inclusion and create/ sustain vibrant communities		Located on periphery of Uckfield, isolated from the centre of the community, however, there is association with the south of Uckfield. Potential to create neighbourhood centre with facilities to also benefit existing population somewhat removed from the centre. Further links to town (sustainable transport methods - more socially inclusive).		Broad location is not associated with any existing part of the community and therefore any development would not present opportunities to improve community cohesion or strengthen existing communities.		Part of area is located in close proximity to the centre of the Town and is encompassed within the community of Uckfield. Offers potential to benefit the new and existing community through provision of new facilities and services, including community infrastructure.
To ensure a safe environment including reducing crime and the fear of crime		No significant issues - design considerations to reduce crime and fear of crime		No significant issues - design considerations to reduce crime and fear of crime		No significant issues - design considerations to reduce crime and fear of crime
To provide accessible and high quality public services and facilities		Development of this broad area would require the creation of a good quality neighbourhood centre to maximise access to services and facilities.		Area is not well related to existing services and facilities although it is on a main bus route, development of this broad area would need to enhance the service provision.		Potential for creating good access to services and facilities within the town centre and for the delivery of new facilities with a comprehensive development strategy.

To reduce the risk of flooding and the consequential damage to property and public well being		No significant issues		An unclassified watercourse crosses the site which will need to be retained with suitable buffer strips.		An unclassified watercourse crosses the site which will need to be retained with suitable buffer strips.
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities		Majority of available land is greenfield		Majority of available land is greenfield		Majority of available land is greenfield
Reduce air pollution and ensure local air quality continues to improve		Development of this broad area may encourage car use and increase air pollution through the proximity of the main road the A22 tot he area and the distance from the town centre and central services.		Development of this broad area may encourage car use and increase air pollution through the proximity of the main road the A22 tot he area and the distance from the town centre and central services.		Development of broad area has potential to minimise impacts on air pollution through proximity to the town centre services and facilities and the creation of good links by foot and cycle into the town and the creation of a comprehensive development strategy that would deliver community and employment opportunities.
Reduce emissions of greenhouse gases		Development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy.		Development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy		Development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy
Conserve and enhance the biodiversity of the District		Broad area includes small pockets of ancient woodland. Ridgewood Clay Pit SNCI is also adjacent/within the site. These features will require protection. EA have prior records of reptiles and great crested newts on or close to the location.		Broad area includes small pockets of ancient woodland. There are ponds on site. EA have prior records of reptiles and great crested newts on or adjacent to the site. River corridor opportunities.		Broad area includes small pockets of ancient woodland. The watercourses and associated ghyll and ancient woodland are vulnerable to disturbance and water quality changes, in particular access may be an issue. EA have prior records of protected species associated with the site. River corridor opportunities.
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment		No major landscape issues raised - could form part of a comprehensive development opportunity with the southern broad area and create good landscaped fringes, a green network and good access to the countryside, whilst minimising adverse affects on visual impacts.		No major landscape issues raised - could form part of a comprehensive development opportunity with the southern broad area and create good landscaped fringes, a green network and good access to the countryside, whilst minimising adverse affects on visual impacts.		Potential landscape issues as the area is on high ground, a recent inspector's comments referred to visual separation. Good access to the countryside and green network opportunities as well as landscaping fringe areas as part of comprehensive development strategy.
Reduce the need to travel by car and promote alternative methods of transport		Proximity of broad location to road network connecting the broad location to Uckfield and the A22 encourages travel by car for retail and employment purposes, together with limited access to town centre by sustainable transport further promotes this pattern. By way of mitigation the location has potential to deliver mixed use and facilities to meet the day to day needs of inhabitants.		Proximity of broad location to road network connecting the broad location to Uckfield and the A22 encourages travel by car for retail and employment purposes, together with limited access to town centre by sustainable transport further promotes this pattern. By way of mitigation the location has potential to deliver mixed use and facilities to meet the day to day needs of inhabitants.		Potential to locate a high proportion of new residents within easy access to central location with a good range of services and facilities. Potential to enhance public rights of way and public transport in the area.

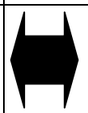
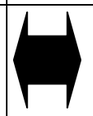
Minimise waste, maximise the re-use of materials, recycling and composting	↔	Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised	↔	Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised	↔	Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	↕	Ground conditions unlikely to be suitable for infiltration SuDS and land will need to be set aside for swales & balancing ponds	↕	Ground conditions unlikely to be suitable for infiltration SuDS and land will need to be set aside for swales & balancing ponds	↕	Ground conditions unlikely to be suitable for infiltration SuDS and land will need to be set aside for swales & balancing ponds
Promote energy efficiency measures and encourage the use of renewable energy	↔	All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised	↔	All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised	↔	All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	↔	Sustainable construction techniques should help contribute to this objective	↔	Sustainable construction techniques should help contribute to this objective	↔	Sustainable construction techniques should help contribute to this objective
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	↔	Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.	↔	Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.	↔	Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.
Promote sustainable tourism	↔	Not directly related to the assessment of broad locations for Uckfield.	↔	Not directly related to the assessment of broad locations for Uckfield.	↔	Not directly related to the assessment of broad locations for Uckfield.
Ensure high and stable levels of employment and provide support for small firms and local businesses	↑	Location has potential to deliver significant employment floorspace to support a range of jobs, that meets local need.	↑	Location has potential to deliver significant employment floorspace to support a range of jobs, that meets local need.	↑	Location has potential to deliver significant employment floorspace to support a range of jobs, that meets local need. Particularly good links to adjoining industrial estate.
Develop and maintain a skilled workforce to support long term competitiveness	↕	If new employment opportunities are delivered through a mix use scheme this can help maintain a skilled work - need to ensure provision of a range of employment premises that meets local and anticipated need	↕	If new employment opportunities are delivered through a mix use scheme this can help maintain a skilled work - need to ensure provision of a range of employment premises that meets local and anticipated need	↕	If new employment opportunities are delivered through a mix use scheme this can help maintain a skilled work - need to ensure provision of a range of employment premises that meets local and anticipated need
Stimulate regeneration of town centres	↓	Too far removed from town centre to stimulate regeneration	↓	Too far removed from town centre to stimulate regeneration	↑	Location offers regeneration potential with good links to the town centre.

Develop a dynamic, diverse, and knowledge based economy		Will need to ensure implementation includes broadband connectivity and other requirements for knowledge-based high tech economy		Will need to ensure implementation includes broadband connectivity and other requirements for knowledge-based high tech economy		Will need to ensure implementation includes broadband connectivity and other requirements for knowledge-based high tech economy

Heathfield North East, West and North West

SA Objective	Broad Locations for Development - Heathfield					
	North East		West		North West	
	Effect	Comment	Effect	Comment	Effect	Comment
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home		High housing demand in Heathfield. No provision of affordable housing in the last few years. Question over realistic marketability of area, which is small and dislocated from community in a visually prominent location within the countryside at the edge of Heathfield		Split level area may render part of area less suitable or more expensive to develop, otherwise area has potential to deliver affordable and market housing to contribute to meeting the high demand in Heathfield		Potential yield for this area is higher than alternatives and could help to meet this objective and the housing requirements for Heathfield. Sloping site may affect deliverability.
Improve the health and well being of the population		Area is isolated form the community, from health services and facilities and is severed by the main road. The topography makes the area feel dislocated from the town.		Area is well located to central GP services		Area is well located to central GP services
Promote social inclusion and create/ sustain vibrant communities		On the periphery of the town, some distance from the hub of the community, where the facilities and services are centred. No obvious potential for strengthening the community for development at this location		In closer proximity to the town centre and with implementation focused on community cohesion there are opportunities to create benefits for Heathfield, however, the nature of the area, being located on the fringe of the settlement, does not lend itself to accommodating public services or facilities.		In closer proximity to the town centre and with implementation focused on community cohesion there are opportunities to create benefits for Heathfield, however, the nature of the area, being located on the fringe of the settlement, does not lend itself to accommodating public services or facilities.
To ensure a safe environment including reducing crime and the fear of crime		No significant issues - design considerations to reduce crime and fear of crime		No significant issues - design considerations to reduce crime and fear of crime		No significant issues - design considerations to reduce crime and fear of crime
To provide accessible and high quality public services and facilities		Removed from community and town centre, however good access to community centre on edge of town and bus route, also near to pub, recreation and play area and school		Possible access issues due to sloping topography may cause difficulties for some accessing central services and facilities. Good access to millennium green and emloyment.		Good connectivity with the town, opportunity to improve access links to central services through the pedestrian tunnel
To reduce the risk of flooding and the consequential damage to property and public well being		No significant issues		No significant issues		No significant issues

Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	↓	Majority of available land is greenfield	↓	Majority of available land is greenfield	↓	Majority of available land is greenfield
Reduce air pollution and ensure local air quality continues to improve	↕	New development in the countryside on the edge of the town, which has relatively poor public transport links is not likely to help reduce air pollution as car travel is likely to increase – consider ways of implementing development that closely links with services and facilities in close proximity	↕	New development in the countryside on the edge of the town, which has relatively poor public transport links is not likely to help reduce air pollution as car travel is likely to increase – consider ways of implementing development that closely links with services and facilities in close proximity	↕	New development in the countryside on the edge of the town, which has relatively poor public transport links is not likely to help reduce air pollution as car travel is likely to increase – consider ways of implementing development that closely links with services and facilities in close proximity
Reduce emissions of greenhouse gases	↓	Development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy	↓	Development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy	↓	Development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy
Conserve and enhance the biodiversity of the District	↓	Broad location is adjacent to a SSSI and area of ancient woodland, records of bats and reptiles on or around the location	↕	Broad area close to ancient woodland. and there are ponds on site. There are records of bats, reptiles and great crested newt on or close to the location.	↕	No site designations however greenfield/ brownfield land has a biodiversity value, records of bats in the location.
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	↓	Visually prominent area currently forming a buffer zone to the parkland (registered park), potential for good access to the countryside	↕	Opportunity to provide improvements to the fringe edge to the AONB – less sensitive in landscape terms than the alternative locations, potential for good access to the countryside	↕	Reasonably sensitive in landscape terms, visually prominent, need to ensure landscape mitigation is considered, potential for good access to the countryside
Reduce the need to travel by car and promote alternative methods of transport	↓	Heathfield lacks the public transport connections necessary to cater for travel demand to destinations further a field such as access to rail network and key employment/retail centres such as Eastbourne and Tunbridge Wells. Location of broad area on the periphery, not well related to the town centre may encourage the use of the car for trips in and around the town.	↕	Heathfield lacks the public transport connections necessary to cater for travel demand to destinations further a field such as access to rail network and key employment/retail centres such as Eastbourne and Tunbridge Wells. Proximity to town centre encourages sustainable transport modes for trips in and around the town. By way of mitigation the location has potential to deliver mixed uses.	↕	Heathfield lacks the public transport connections necessary to cater for travel demand to destinations further a field such as access to rail network and key employment/retail centres such as Eastbourne and Tunbridge Wells. Proximity to town centre encourages sustainable transport for trips in and around the town. By way of mitigation the location has potential to deliver mixed uses.
Minimise waste, maximise the re-use of materials, recycling and composting	↔	Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised	↔	Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised	↔	Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised

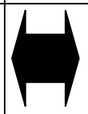
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency		The site drains into an area of ancient and ghyll woodland, which will be sensitive to changes in water quality and quantity. Ground conditions likely to be suitable for infiltration SuDS however until detailed investigations are undertaken land should be set aside for swales & balancing ponds.		Ground conditions likely to be suitable for infiltration SuDS however until detailed investigations are undertaken land should be set aside for swales & balancing ponds.		The site drains into an area of ancient and ghyll woodland, which will be sensitive to changes in water quality and quantity. There appear to be a number of springs on site which would be adversely affected by development. Ground conditions likely to be suitable for infiltration SuDS however until detailed investigations are undertaken land should be set aside for swales & balancing ponds.
Promote energy efficiency measures and encourage the use of renewable energy		All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised		All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised		All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products		Sustainable construction techniques should help contribute to this objective		Sustainable construction techniques should help contribute to this objective		Sustainable construction techniques should help contribute to this objective
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy		Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.		Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.		Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.
Promote sustainable tourism		Not directly related to the assessment of broad locations for Heathfield		Not directly related to the assessment of broad locations for Heathfield		Not directly related to the assessment of broad locations for Heathfield
Ensure high and stable levels of employment and provide support for small firms and local businesses		Location may offer some potential, particularly the northern part of the broad location, to deliver low impact employment uses as it is well related to employment to the north and northeast of the broad location - would need to ensure no adverse impacts on the SSSI and ancient woodland.		Location has potential to deliver employment floor space as part of a mixed use scheme to support a range of jobs, that meets local need.		Location has potential to deliver employment floor space as part of a mixed use scheme to support a range of jobs, that meets local need.
Develop and maintain a skilled workforce to support long term competitiveness		Maybe some potential to support local workforce requirements		Maybe some potential to support local workforce requirements		Maybe some potential to support local workforce requirements
Stimulate regeneration of town centres		Too far removed from town centre to stimulate regeneration		Location offers some regeneration potential with good links to the town centre.		Location offers some regeneration potential with good links to the town centre.

Develop a dynamic, diverse, and knowledge based economy	↕	Maybe some potential to deliver employment premises that encourage knowledge based and high tech industries	↕	Maybe some potential to deliver employment premises that encourage knowledge based and high tech industries	↕	Maybe some potential to deliver employment premises that encourage knowledge based and high tech industries

Crowborough North and North East

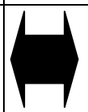
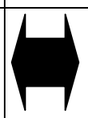
SA Objective	Broad Locations for Development - Crowborough			
	North		North East	
	Effect	Comment	Effect	Comment
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	↑	Need for family housing in Crowborough. Opportunity to deliver market and affordable housing with good links o existing community.	↑	Need for family housing. Opportunity to deliver market and affordable housing though maybe not on all of broad area
Improve the health and well being of the population	↑	Well located for sport and leisure facilities with reasonable access to town centre health services.	↑	Well located to sport leisure and open/green space facilities, potential to deliver new health facilities.
Promote social inclusion and create/ sustain vibrant communities	↑	Located on the fringe of Crowborough, however, adjacent to sports and leisure facilities and reasonable access to the centre of town results in this location presenting opportunities for prom toting community vibrancy.	↕	Located on the periphery of the town in a more rural location, related to low density residential, somewhat removed for the centre of the town and associated services and facilities. However, there are some facilities including leisure and education facilities. Potential to deliver new services and facilities.
To ensure a safe environment including reducing crime and the fear of crime	↔	No significant issues - design considerations to reduce crime and fear of crime	↔	No significant issues - design considerations to reduce crime and fear of crime
To provide accessible and high quality public services and facilities	↑	Reasonable links and connectivity to the town centre as well as good public transport links to Tunbridge Wells. There is a need for more community land, green and open space facilities in the north of the town.	↕	Are less well located to the town, though very good access to leisure and recreation facilities as well as education. Opportunities to provide new facilities and ensure good connectivity with main services and facilities.
To reduce the risk of flooding and the consequential damage to property and public well being	↑	Greenfield land so ensure no increase in surface water run-off rates	↑	Greenfield land so ensure no increase in surface water run-off rates

Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities		Majority of available land is greenfield		Majority of available land is greenfield
Reduce air pollution and ensure local air quality continues to improve		Development of broad area would mean new development into the countryside, near to main road link to Tunbridge Wells, which could encourage an increase in car use and overall air pollution levels.		Development of broad area would mean new development in the countryside, mitigate through good connectivity by foot and cycle with town centre and existing local services and facilities.
Reduce emissions of greenhouse gases		Scale of development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy		Scale of development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy
Conserve and enhance the biodiversity of the District		Broad area close to small pockets of ancient woodland. Implementation of development would seek to conserves those areas. Greenfield land has a biodiversity value.		Broad area close to ancient woodland. Implementation of development would seek to conserves those areas. Greenfield land has a biodiversity value
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment		Landscape assessment identifies areas with a low sensitivity to change and therefore high capacity to accommodate new development, however need to reinforce the boundary with appropriate landscaping and maintain good access to the countryside		Landscape assessment shows western area of location has a high capacity to accommodate new development and change as long as landscaping boundary work is completed. The eastern area will require more mitigation in landscape terms. Good access to the countryside.
Reduce the need to travel by car and promote alternative methods of transport		Proximity of broad location to road network Tunbridge Wells encourages travel by car for retail and employment purposes, However, access to town centre and public transport is reasonable.		Proximity of broad location to road network connecting Tunbridge Wells encourages travel by car for retail and employment purposes, together with limited access to town centre by sustainable transport further promotes this pattern. By way of mitigation the location has potential to deliver mixed use and facilities to meet the day to day needs of inhabitants.
Minimise waste, maximise the re-use of materials, recycling and composting		Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised		Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised

Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency		Ground conditions likely to be suitable for infiltration SuDS however until detailed investigations are undertaken land should be set aside for swales & balancing ponds.		Ground conditions likely to be suitable for infiltration SuDS however until detailed investigations are undertaken land should be set aside for swales & balancing ponds.
Promote energy efficiency measures and encourage the use of renewable energy		All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised		All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products		Sustainable construction techniques should help contribute to this objective		Sustainable construction techniques should help contribute to this objective
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy		Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.		Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.
Promote sustainable tourism		Plan objective for Crowborough is to promote High Weald tourism, it is not considered likely that the broad locations would significantly affect this plan objective		Plan objective for Crowborough is to promote High Weald tourism, it is not considered likely that the broad locations would significantly affect this plan objective
Ensure high and stable levels of employment and provide support for small firms and local businesses		Some limited potential, taking into account the nearby leisure facilities and proximity to the main road network		Location has potential to deliver significant employment floor space as part of a mixed use scheme to support a range of jobs, that meets local need.
Develop and maintain a skilled workforce to support long term competitiveness		Area does not have potential to significantly affect this objective, seek opportunities to ensure good links to educational facilities		Location has good access to education as well as potential to improve the employment offer.
Stimulate regeneration of town centres		town centre with limited opportunities to stimulate regeneration		Too far removed from town centre to stimulate regeneration
Develop a dynamic, diverse, and knowledge based economy		Not contributing in a significant way to this objective		Potential to create employment spaces that promote take up for knowledge-based and high tech low impact industries.

Crowborough South East, South and centre

SA Objective	Broad Locations for Development - Crowborough					
	South East		South		Centre	
	Effect	Comment	Effect	Comment	Effect	Comment
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home		Need for family housing in Crowborough. Possible delivery issues with this broad location relating to highway impacts, so scale of development possible uncertain.		Need for family housing in Crowborough. Possible delivery issues with this broad location relating to highway impacts, so scale of development possible uncertain. Potential for smaller areas within the broader area higher than area as a whole.		High develop ability though maybe less likely to deliver larger family homes. Higher density opportunity as central location.
Improve the health and well being of the population		Well located to neighbourhood centre including leisure and employment and health facilities.		Well located to neighbourhood centre including leisure and employment and health facilities.		Well located for health services and facilities and connection with heart of the community.
Promote social inclusion and create/ sustain vibrant communities		Located far from the main service centre, however, well located to leisure, employment, industry and local retail centre.		Located far from the main service centre, however, well located to leisure, employment, industry and local retail centre. Potential to provide further facilities and contribute to the Jarvis Brook service centre.		Has the potential to strengthen the vibrancy and vitality of the town centre.
To ensure a safe environment including reducing crime and the fear of crime		No significant issues - design considerations to reduce crime and fear of crime		No significant issues - design considerations to reduce crime and fear of crime		No significant issues - design considerations to reduce crime and fear of crime
To provide accessible and high quality public services and facilities		Well located to local service centre with a range of services and facilities, opportunities to improve and regenerate local neighbourhood centre.		Well located to local service centre with a range of services and facilities, opportunities to improve and regenerate local neighbourhood centre.		Central location with excellent access to main services and facilities in the town
To reduce the risk of flooding and the consequential damage to property and public well being		No major issues		An unclassified watercourse crosses the area, which will need to be retained with suitable buffer strips.		Watercourse running through the centre.
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities		Majority of land available is brownfield		Majority of available land is Greenfield – Plan objective for Crowborough to prioritise brownfield land.		Majority of land available is brownfield

Reduce air pollution and ensure local air quality continues to improve		Area is well related to train station and public transport links as well as services and facilities in a neighbourhood centre so good opportunities to encourage local trips made by sustainable means as well trips out of Crowborough. Need to ensure no increased congestion and opportunities to reduce congestion are taken to ensure no worsening of air quality		Area is well related to train station and public transport links as well as services and facilities in a neighbourhood centre so good opportunities to encourage local trips made by sustainable means as well trips out of Crowborough. Need to ensure no increased congestion and opportunities to reduce congestion are taken to ensure no worsening of air quality		Central location well placed to encourage travel by sustainable means and implement car free development therefore helping to reduce air pollution.
Reduce emissions of greenhouse gases		Scale of development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy		Scale of development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy		Scale of development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy
Conserve and enhance the biodiversity of the District		No site designations however greenfield/ brownfield land has a biodiversity value.		No significant biodiversity constraints, however, area has biodiversity value, there are ponds and ditches on site and prior records of bats and reptiles on/near the site. Potential to create green corridors.		That associated with the watercourses. Additionally to the watercourse on site there is ancient woodland and ghyll woodland on site. Half the site is already developed which would be fine for brownfield development but on the greenfield (woodland) side it would be damaging and difficult to provide mitigation and enhancements.
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment		Not landscape sensitive, maintain good links to the countryside		Not landscape sensitive, maintain good links to the countryside		Not landscape sensitive, ensure development enhances built environment and encourage good links by foot and cycle into the countryside
Reduce the need to travel by car and promote alternative methods of transport		Access to local neighbourhood centre, including retail and employment with Train Station with links to London.		Access to local neighbourhood centre, including retail and employment with Train Station with links to London. By way of mitigation the location has potential to deliver mixed use and facilities to meet the day to day needs of inhabitants.		Potential for car free development and densities. Accessibility to services and public transport is optimised.
Minimise waste, maximise the re-use of materials, recycling and composting		Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised		Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised		Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency		Ground conditions likely to be suitable for infiltration SuDS however until detailed investigations are undertaken land should be set aside for swales & balancing ponds.		Ground conditions likely to be suitable for infiltration SuDS however until detailed investigations are undertaken land should be set aside for swales & balancing ponds.		Ground conditions likely to be suitable for infiltration SuDS however until detailed investigations are undertaken land should be set aside for swales & balancing ponds.

Promote energy efficiency measures and encourage the use of renewable energy	↔	All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised	↔	All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised	↔	All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	↔	Sustainable construction techniques should help contribute to this objective	↔	Sustainable construction techniques should help contribute to this objective	↔	Sustainable construction techniques should help contribute to this objective
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	↔	Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.	↔	Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.	↔	Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.
Promote sustainable tourism	↔	Plan objective for Crowborough is to promote High Weald tourism, it is not considered likely that the broad locations would significantly affect this plan objective	↔	Plan objective for Crowborough is to promote High Weald tourism, it is not considered likely that the broad locations would significantly affect this plan objective	↔	Plan objective for Crowborough is to promote High Weald tourism, it is not considered likely that the broad locations would significantly affect this plan objective
Ensure high and stable levels of employment and provide support for small firms and local businesses	↑	Some potential to provide employment floor space on a smaller scale, taking into account brownfield opportunities and proximity to local employment areas.	↑	Location has potential to deliver significant employment floor space as part of mixed use development to support a range of jobs, that meets local need.	↑	Central location optimal for high density employment facilities
Develop and maintain a skilled workforce to support long term competitiveness	↑	Location has good proximity to employment areas and opportunities to improve the vibrancy of the employment areas	↑	Location has good proximity to employment areas and opportunities to improve the vibrancy of the employment areas	↑	Central location has good access to employment through local access and good connectivity to other employment opportunities in and around Crowborough, as well as good access to education facilities.
Stimulate regeneration of town centres	↓	Too far removed from town centre to stimulate regeneration	↓	Too far removed from town centre to stimulate regeneration	↑	Location offers significant regeneration options for the town centre.
Develop a dynamic, diverse, and knowledge based economy	↕	Potential to create employment spaces that promote take up for knowledge-based and high tech low impact industries.	↕	Potential to create employment spaces that promote take up for knowledge-based and high tech low impact industries.	↕	Potential to create employment spaces that promote take up for knowledge-based and high tech low impact industries.

Stone Cross West, North, East and South East

SA Objective	Broad Locations for Development - Stone Cross							
	West		North		East		South East	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	↕	Area may be more appropriate for employment than housing, though potential exists to deliver housing depending also upon other sustainability and plan objectives	↑	Marketable area for housing. Area presents good opportunity to deliver market and affordable housing	↑	Marketable area for housing. Area presents good opportunity to deliver market and affordable housing	↕	Whole area may be constrained by landscape issues raising questions over deliverability; good access to Eastbourne and good viability.
Improve the health and well being of the population	↕	Area in close proximity to road raising concerns over noise pollution; poor access to health facilities.	↕	Proximity to road raises issues over noise pollution, good access to health facilities	↕	Concern over integration of area with the community centre and access to health services and facilities	↑	Good access to health facilities in Langney
Promote social inclusion and create/ sustain vibrant communities	↓	Some distance from the hub of the community, where the facilities and services are centred. No obvious potential for strengthening the community for development at this location	↑	Good location to the centre of the community, with potential to provide additional services and facilities. Due to the geography of the location there is potential to create a more cohesive extended community.	↕	Located at the edge of the settlement, however, some potential, if designed with cohesive communities in mind to strengthen the vibrancy of the settlement.	↑	Broad location is strongly associated with centre of Langney to the south, being situated to south of the railway line thus severing direct links to stone cross. However, proximity to Eastbourne and services in nearby local service centre provides opportunities to incorporate into the existing community. Potential to contribute to regenerate Langney.
To ensure a safe environment including reducing crime and the fear of crime	↔	No significant issues - design considerations to reduce crime and fear of crime	↔	No significant issues - design considerations to reduce crime and fear of crime	↔	No significant issues - design considerations to reduce crime and fear of crime	↔	No significant issues - design considerations to reduce crime and fear of crime
To provide accessible and high quality public services and facilities	↕	Area more removed from services and facilities with limited opportunity to provide new	↑	Good connectivity with hub of community and existing services and community	↕	Concern over integration with the community centre as the ridge line physically severs the area from the rest of Stone Cross	↑	Good connectivity with the Langney services and facilities and opportunities to provide improvements and new facilities as part of comprehensive scheme
To reduce the risk of flooding and the consequential damage to property and public well being	↑	Developable area of broad location does not propose development within FZ2 or FZ3. No flood risk issues identified. Ground conditions unlikely to be suitable for infiltration SuDS and land will need to be set aside for swales & balancing ponds	↑	Developable area of broad location does not propose development within FZ2 or FZ3. No flood risk issues identified. Ground conditions unlikely to be suitable for infiltration SuDS and land will need to be set aside for swales & balancing ponds	↑	Developable area of broad location does not propose development within FZ2 or FZ3. No flood risk issues identified. Ground conditions unlikely to be suitable for infiltration SuDS and land will need to be set aside for swales & balancing ponds	↑	Developable area of broad location does not propose development within FZ2 or FZ3. No flood risk issues identified. Ground conditions unlikely to be suitable for infiltration SuDS and land will need to be set aside for swales & balancing ponds

Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	↓	Majority of available land is greenfield.	↓	Majority of available land is greenfield.	↓	Majority of available land is greenfield.	↓	Majority of available land is greenfield.
Reduce air pollution and ensure local air quality continues to improve	↕	Area close to main road network which may encourage car use and consequently add to air pollution and possible congestion, good public transport links to Eastbourne help mitigate this aspect.	↕	Topography of area may increase likelihood of air pollution issues with new development	↕	Ensure public transport links are enhance to reduce the likelihood of car travel and increased air pollution from vehicle movements.	↓	Potential for increased congestion and air pollution issues
Reduce emissions of greenhouse gases	↓	Scale of development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy	↓	Scale of development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy	↓	Scale of development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy	↓	Scale of development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy
Conserve and enhance the biodiversity of the District	↑	No significant biodiversity constraints, however, area has some biodiversity value	↕	Broad area includes small pockets of ancient woodland. Implementation of development would seek to conserves those areas. Greenfield land has a biodiversity value.	↑	No significant biodiversity constraints, however, area has some biodiversity value	↑	No significant biodiversity constraints, however, area has some biodiversity value, with potential to have impact upon Eastbourne Park Levels. Potential for enhancement of green corridor.
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	↕	Less issues for visual and landscape impacts; access to the countryside more constrained due to proximity to the road network.	↕	Less issues for visual and landscape impacts; a bridge over the road allows links to the countryside	↕	Landscape assessment raises questions over developability of site will need to ensure mitigation to reduce impacts. Good links to countryside possible.	↕	Landscape assessment identifies constraints for this area which may reduce developable area. Mitigation by reducing area, using buffer zones and edging techniques to reduce impacts. Good links to countryside possible.
Reduce the need to travel by car and promote alternative methods of transport	↑	Good public transport links with Eastbourne, with potential to increase sustainable transport links to mitigate the good access to the road network.	↑	Good public transport links with Eastbourne, with potential to increase sustainable transport links to mitigate the good access to the road network.	↑	Good public transport links with Eastbourne, with potential to increase sustainable transport links to mitigate the good access to the road network.	↑	Good public transport links with Eastbourne, with potential to increase sustainable transport links to mitigate the good access to the road network.
Minimise waste, maximise the re-use of materials, recycling and composting	↔	Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised	↔	Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised	↔	Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised	↔	Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	↕	Ground conditions unlikely to be suitable for infiltration SuDS and land will need to be set aside for swales & balancing ponds	↕	Ground conditions unlikely to be suitable for infiltration SuDS and land will need to be set aside for swales & balancing ponds	↕	Ground conditions unlikely to be suitable for infiltration SuDS and land will need to be set aside for swales & balancing ponds	↑	Ground conditions unlikely to be suitable for infiltration SuDS and land will need to be set aside for swales & balancing ponds

Promote energy efficiency measures and encourage the use of renewable energy	⇔	All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised	⇔	All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised	⇔	All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised	⇔	All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	⇔	Sustainable construction techniques should help contribute to this objective	⇔	Sustainable construction techniques should help contribute to this objective	⇔	Sustainable construction techniques should help contribute to this objective	⇔	Sustainable construction techniques should help contribute to this objective
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	⇔	Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail		Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed	⇔	Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail	⇔	Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through
Promote sustainable tourism	⇔	Not directly related to the assessment of broad locations for Stone Cross.	⇔	Not directly related to the assessment of broad locations for Stone Cross.	⇔	Not directly related to the assessment of broad locations for Stone Cross.	⇔	Not directly related to the assessment of broad locations for Stone Cross.
Ensure high and stable levels of employment and provide support for small firms and local businesses	↑	Potential to provide some employment, due to relationship to employment floor space along in the Dittons Road area, with good access to the road network and A27	↓	Broad location has little or no relationship with existing employment areas or potential to provide new employment floor space, due to the purely residential nature of the area and the size of the community.	↓	Broad location has little or no relationship with existing employment areas or potential to provide new employment floor space, due to the purely residential nature of the area and the size of	↓	Broad has some linkages to existing employment areas in Eastbourne, however location is not well located to the main road network and is constrained by residential properties.
Develop and maintain a skilled workforce to support long term competitiveness	↕	As employment use the area could be contributing to providing opportunities that help to maintain a skilled workforce and help support long term competitiveness	⇔	Area unlikely to make a significant contribution to this objective	⇔	Are unlikely to make a significant contribution to this objective	↕	Good links with Eastbourne schools and employment opportunities help to maintain a skilled workforce, particularly if development could enhance and regenerate the Langney area.
Stimulate regeneration of town centres	⇔	No relationship to regeneration	↑	Potential to enhance the provision in the settlement hub.	⇔	No relationship to regeneration	↑	Potential to support the regeneration of Langney Shopping centre.
Develop a dynamic, diverse, and knowledge based economy	↕	Depending upon implementation area may be able to deliver opportunities for high tech and knowledge based industries	↓	Development of this broad area would not contribute to developing a knowledge based economy as not suitable for mixed use or employment provision	↓	Development of this broad area would not contribute to developing a knowledge based economy as not suitable for mixed use or employment provision	↓	Development of this broad area would not contribute to developing a knowledge based economy as not suitable for mixed use or employment provision

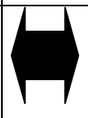
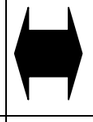
Polegate North and East Willingdon

SA Objective	Broad Locations for Development - Polegate			
	North		East Willingdon	
	Effect	Comment	Effect	Comment
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	↕	Possible marketability issues due to proximity to road and industrial areas. May require less development than size potential indicates to reduce impact on neighbouring community – low density. Land in a series of ownership may make development of area more difficult.	↑	Good delivery potions, more attractive area, capable of delivering larger quantity of development.
Improve the health and well being of the population	↓	Probably road noise issues. Potential isolation of new development from community, issue with health facilities in the north of Polegate – PCT to advise.	↑	Greater opportunity for leisure, open space and new health facilities. Near to new GP services in WIllingdon. Good access to playing fields and recreational space.
Promote social inclusion and create/ sustain vibrant communities	↕	Relatively close proximity to existing facilities in centre of Polegate, adjacent to existing communities with opportunities to enhance the living environment. Some scope for new services and facilities in the broad location.	↑	Good links to centre of Polegate, central to the existing communities of Polegate and Willingdon. Good opportunities provision of comprehensive community, including provision of services and facilities.
To ensure a safe environment including reducing crime and the fear of crime	↔	Anecdotal evidence of possible perception of safety issue, social characteristics different in the north and south of Polegate. No significant issues - design considerations to reduce crime and fear of crime	↔	No significant issues - design considerations to reduce crime and fear of crime
To provide accessible and high quality public services and facilities	↓	Severance of railway line, limited opportunities for new facilities, issues of links to existing facilities.	↑	Opportunities for new facilities, green infrastructure opportunities. Creation of two neighbourhood centres, Willingdon focus and Polegate focus
To reduce the risk of flooding and the consequential damage to property and public well being	↕	Developable area of broad location takes into account flood risk and no land within FZ2 or FZ3 will be developed for housing. Land will need to be set aside for swales & balancing ponds. In view of the Pevensey Levels SSSI being downstream the SuDs systems may require long term attenuation for water quality purposes, which will result in a greater land take than traditional systems. Numerous unclassified watercourses cross the sites which will need to be retained with suitable buffer strips.	↕	Broad location takes into account flood risk and no land within FZ2 or FZ3 will be developed for housing. Unclassified watercourses cross the sites which will need to be retained with suitable buffer strips. land will need to be set aside for swales & balancing ponds. In view of the Eastbourne Park Flood Alleviation scheme being downstream the SuDs systems may require longer term attenuation to account for tide locked conditions, which will result in a greater land take than traditional systems.
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	↓	Majority of available land is greenfield, with some available brownfield land	↓	Majority of available land is greenfield

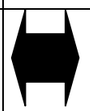
Reduce air pollution and ensure local air quality continues to improve		Proximity to the road may be a concern but traffic is known to be flowing and not suffering from significant congestion issues.		Congestion issues close to the broad area on the Eastbourne Road A2260, potential to worsen with significant new development causing increased air pollution.
Reduce emissions of greenhouse gases		Scale of development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy		Scale of development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy
Conserve and enhance the biodiversity of the District		No significant biodiversity constraints, however, area has some biodiversity value, including that associated with the watercourses - watercourse crosses site. Possibility of Great Crested Newts, bats and reptiles.		No significant biodiversity constraints, however the area has some biodiversity value, including that associated with the watercourses - watercourses would need to be protected and enhanced through development. This would be a good site for wetland enhancements as there is little wetland interest currently within the site boundary. Potential for enhancement of green corridor.
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment		Landscape assessment shows area potential to accommodate new development more limited than alternative area. Links to the Cuckoo trail could provide good access to the countryside.		Landscape assessment shows broad area has greater potential to accommodate new development. Access to countryside achievable.
Reduce the need to travel by car and promote alternative methods of transport		Good public transport links with Hailsham and Eastbourne, with potential to increase sustainable transport links. Broad location has good access to train station.		Potential for public transport links through bus provision between Eastbourne and Polegate to facilitate the reduction in car use. Broad location has good access to train station.
Minimise waste, maximise the re-use of materials, recycling and composting		Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised		Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency		In view of the Pevensey Levels SSSI being downstream the SuDs systems may require long term attenuation for water quality purposes, which will result in a greater land take than traditional systems. Numerous unclassified watercourses cross the sites which will need to be retained with suitable buffer strips.		Potential attenuation issues and run-off to Eastbourne Park, land will need to be set aside for swales & balancing ponds.
Promote energy efficiency measures and encourage the use of renewable energy		All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised		All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised

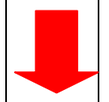
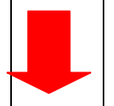
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products		Sustainable construction techniques should help contribute to this objective		Sustainable construction techniques should help contribute to this objective
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy		Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.		Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.
Promote sustainable tourism		Not directly related to the assessment of broad locations for Polegate.		Not directly related to the assessment of broad locations for Polegate.
Ensure high and stable levels of employment and provide support for small firms and local businesses		Residential in character, not suitable for employment provision		Potential land availability for mixed use development, however and predominately residential area. Mitigation may be required.
Develop and maintain a skilled workforce to support long term competitiveness		Not contributing in a significant way to this objective		Area may offer better potential to deliver school places; good links to Eastbourne
Stimulate regeneration of town centres		Association with the town centre weaker than the alternative location, and more associated with the employment provision in the area.		Potential to improve the environmental character of the area linking to the town centre with possibility of recreational/ leisure/ culture provision.
Develop a dynamic, diverse, and knowledge based economy		Not contributing in a significant way to this objective		Potential land availability for mixed use development, however and predominately residential area. Mitigation may be required.

Hailsham North, East, South East and South

SA Objective	Broad Locations for Development - Hailsham							
	North		East		South East		South	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home		Opportunity to provide substantial affordable and market housing as part of new community - need to ensure affordable housing is well integrated into the community and focus of development between market and affordable housing is well balanced. Increased likelihood of delivery maybe possible due to higher land values, however consideration of area during Non-Statutory Plan work showed the need for a bypass which would have significant environmental impacts. Potential opportunity for holistic infrastructure costs if whole area developed as one phased scheme.		Significant opportunity to deliver new housing with good links to the town centre communities, services and facilities. There are known constraints including odour issues from the wastewater treatment works, piling requirements and potential traffic impacts, which may make development here less attractive from a marketing and financial perspective.		Lower land values may make area less favourable when compared to the north of Hailsham, however this should not preclude the area being identified for housing development Smaller area available but potential to consider extending area to the east should be explored. Contamination issues may affect viability of delivering site.		Small area not well located to the existing communities of the town make this area appear less favourable. Potential to consider extending area to the east should be explored.
Improve the health and well being of the population		Area has good potential to deliver new health facilities and is well located in relation to new development at Hellingly Hospital that includes sports facilities, a community hall and cycle ways. Good opportunity to deliver open space and recreation facilities.		Reasonable well located to new GP services in Town Centre, however the odour issues would need to be resolved so as not to affect the health and well-being of potential new residents.		Less well located in terms of existing health facilities and potential for odour issues.		Area is less well located in proximity to existing health facilities, but if additional area is considered greater potential to deliver new facilities and or improve links to existing facilities.
Promote social inclusion and create/ sustain vibrant communities		Located on periphery of Hailsham, relatively isolated from existing community by virtue of A271 and proximity of town centre. Significant distance from deprived communities. Mitigation - creation of a neighbourhood centre with facilities (would also benefit existing population somewhat removed from the centre), links to town (sustainable transport methods - more socially inclusive).		In close proximity to town centre, with good links to existing services and communities, including the more deprived area of Hailsham East. Potential to provide new public services/facilities that would benefit the Hailsham East area and strengthen community cohesion.		Located to the rear of a deprived area, some distance from the town centre. With implementation focused on community cohesion there are opportunities to create benefits for Hailsham. However, in isolation would not improve the overall cohesion of the area, coupled with a small site and opportunities can be limited.		Whilst located closer to the town centre the area is still peripheral and offers lower potential for delivering new facilities and services (due to land availability). However, some benefits to more deprived population in the area to reduce inequalities and social exclusion
To ensure a safe environment including reducing crime and the fear of crime		No significant issues - design considerations to reduce crime and fear of crime		No significant issues - design considerations to reduce crime and fear of crime		No significant issues - design considerations to reduce crime and fear of crime		No significant issues - design considerations to reduce crime and fear of crime
To provide accessible and high quality public services and facilities		Opportunity for new, well designed community/neighbourhood centre benefiting new and existing residents in the north of Hailsham.		Area in close proximity to the town centre offering potential to create good access links to services and facilities in the town.		Removed from existing services and facilities though potential for delivering some new facilities should be explored.		Broad area is small and removed from services and facilities in the town centre, therefore development may place more people in an area of limited access to services and facilities.

To reduce the risk of flooding and the consequential damage to property and public well being	↕	Developable area of broad location taken to be outside of FZ2 & FZ3. Unclassified watercourses cross the area which will need to be retained with suitable buffer strips. Need to ensure no increased to flood risk elsewhere and small area of location that falls within floodplain is well buffered and left to compatible uses including potential for swales & balancing ponds	↕	Developable area of broad location taken to be outside of FZ2 & FZ3. Unclassified watercourses cross the area which will need to be retained with suitable buffer strips. Need to ensure no increased to flood risk elsewhere and small area of location that falls within floodplain is well buffered and left to compatible uses including potential for swales & balancing ponds	↕	Developable area of broad location taken to be outside of FZ2 & FZ3. Unclassified watercourses cross the area which will need to be retained with suitable buffer strips. Need to ensure no increased to flood risk elsewhere and small area of location that falls within floodplain is well buffered and left to compatible uses including potential for swales & balancing ponds	↕	Developable area of broad location taken to be outside of FZ2 & FZ3. Unclassified watercourses cross the area which will need to be retained with suitable buffer strips. Need to ensure no increased to flood risk elsewhere and small area of location that falls within floodplain is well buffered and left to compatible uses including potential for swales & balancing ponds
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	↓	Majority of available land is greenfield.	↓	Majority of available land is greenfield.	↕	Potential within the broad area to develop and remediate former brown field land.	↓	Majority of available land is greenfield.
Reduce air pollution and ensure local air quality continues to improve	↓	Potential for significant increase in car due to scale of broad location and distance from the town centre. Creation of a new neighbourhood centre whilst reducing the need to travel for some aspects may add to sense of suburban living and encourage travel to larger centres such as Eastbourne. Mitigation opportunities good for green travel plans.	↕	Good location for access to the town centre and reducing the need to travel by car, but area suffers from odour issues affecting the air quality.	↕	Access to town centre is not good, but road network is not such that travel by car to larger urban centres in encouraged. Possible some odour issues to consider.	↓	Access to town centre is not good, access to the main road network is such that trips by car would likely be encouraged.
Reduce emissions of greenhouse gases	↓	Scale of development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy	↓	Scale of development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy	↓	Scale of development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy	↓	Scale of development will not reduce overall emissions of greenhouse gases. Mitigate through sustainable construction, energy/thermal efficiency, renewable energy
Conserve and enhance the biodiversity of the District	↕	Broad area includes small pockets of ancient woodland. Implementation of development would seek to conserves those areas. Greenfield land has a biodiversity value. Area drains into Pevensey Levels need to ensure no adverse impacts on the hydrology of the Pevensey Levels.	↕	Area adjacent to Pevensey Levels SSSI and Ramsar. Need to ensure no adverse impacts on the hydrology of the Pevensey Levels. No site designations however greenfield land has a biodiversity value	↕	Area adjacent to Pevensey Levels SSSI and Ramsar. Need to ensure no adverse impacts on the hydrology of the Pevensey Levels. No site designations however greenfield/ brownfield land has a biodiversity value.	↕	Includes areas of ancient woodland. Implementation of development would seek to conserves those areas. Greenfield land has a biodiversity value. Cuckoo trail has potential to enhance green corridor.
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	↑	In accordance with the landscape study broad area is less visually impacting than east or south east. Good access to the Cuckoo trail cycle and footpath	↓	Landscape assessment identifies significant visual impacts - difficult to mitigate due to low lying Pevensey Levels. Access to countryside restricted as limited access to the Levels	↓	visual impacts from low lying Pevensey Levels. Access to countryside restricted as limited access to the Levels	↑	Relatively sensitive in landscape terms, countryside location rural in nature, pockets of ancient woodland.

Reduce the need to travel by car and promote alternative methods of transport		Proximity of broad location to road network linking Hailsham to Eastbourne encourages travel by car for retail and employment purposes, together with limited access to town centre by sustainable transport further promotes this pattern. By way of mitigation the location has potential to deliver mixed use and facilities to meet the day to day needs of inhabitants.		Close proximity to town centre encourages sustainable transport modes and potentially reduces travel by car to Eastbourne for retail purposes. By way of mitigation the location has potential to deliver mixed uses.		Road network in this locations does not encourage travel by car to Eastbourne. However, the distance to the town centre and the more rural nature of the road network and pedestrian facilities would require benefit from enhancement to reduce the need to travel by car.		Location is in close proximity to A22 and would likely to encourage travel by car for retail and commuting purposes. The proximity of the location to the town centre exacerbating this trend. Less opportunity for mitigation in terms of facilities and employment provision.
Minimise waste, maximise the re-use of materials, recycling and composting		Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised		Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised		Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised		Minimise waste through sustainable construction techniques, sustainable waste management opportunities should be maximised
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency		Capacity issue for wastewater treatment for potential scale of development. Water quality, culvert and watercourse		Capacity issue for wastewater treatment for potential scale of development. Water quality issues due to proximity to the Pevensey Levels. SuDs systems may require long term attenuation for water quality purposes, which will result in a greater land take than traditional systems		Capacity issue for wastewater treatment for potential scale of development. Water quality issues due to proximity to the Pevensey Levels. SuDs systems may require long term attenuation for water quality purposes, which will result in a greater land take than traditional systems		Capacity issue for wastewater treatment for potential scale of development. SuDs systems may require long term attenuation for water quality purposes, which will result in a greater land take than traditional systems
Promote energy efficiency measures and encourage the use of renewable energy		All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised		All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised		All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised		All new development will need to ensure energy efficiency standards in line with building regulations and opportunities for renewable energy should be maximised
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products		Sustainable construction techniques should help contribute to this objective		Sustainable construction techniques should help contribute to this objective		Sustainable construction techniques should help contribute to this objective		Sustainable construction techniques should help contribute to this objective
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy		Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.		Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.		Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.		Growth in the towns can help support and enhance the prosperity of the district and this has been assessed at the higher level of options, further assessment may be undertaken when site-specific detail is proposed through subsequent DPDs.
Promote sustainable tourism		Not directly related to the assessment of broad locations for Hailsham.		Not directly related to the assessment of broad locations for Hailsham.		Not directly related to the assessment of broad locations for Hailsham.		Not directly related to the assessment of broad locations for Hailsham.

Ensure high and stable levels of employment and provide support for small firms and local businesses		Location has potential to deliver significant employment floorspace to support a range of jobs, that meets local need.		Location has potential to deliver significant employment floorspace to support a range of jobs, that meets local need. In addition, accessible to more of the population and existing employment floor space.		Location has potential to deliver employment floorspace to support a range of jobs, that meets local need. In addition, accessible to areas with lower incomes and high unemployment as well as other existing local employment areas		Opportunities to deliver employment land in this area is lower than other broad locations. Transport issues with delivering employment in this location.
Develop and maintain a skilled workforce to support long term competitiveness		If new employment opportunities are delivered through a mix use scheme this can help maintain a skilled work - need to ensure provision of a range of employment premises that meets local and anticipated need		If new employment opportunities are delivered through a mix use scheme this can help maintain a skilled work - need to ensure provision of a range of employment premises that meets local and anticipated need		If new employment opportunities are delivered through a mix use scheme this can help maintain a skilled work - need to ensure provision of a range of employment premises that meets local and anticipated need		Area may not be able to support delivery of employment premises and this may not contribute to securing the long term competitiveness of the town
Stimulate regeneration of town centres		Too far removed from town centre to stimulate regeneration		Location offers potential for regeneration of the town centre with links to any new development in this area.		Removed from town centre with limited opportunities to stimulate regeneration		Too far removed from town centre to stimulate regeneration
Develop a dynamic, diverse, and knowledge based economy		Good proximity to existing employment area. Will need to ensure implementation includes broadband connectivity and other requirements for knowledge-based high tech economy		Will need to ensure implementation includes broadband connectivity and other requirements for knowledge-based high tech economy		Will need to ensure implementation includes broadband connectivity and other requirements for knowledge-based high tech economy		Will need to ensure implementation includes broadband connectivity and other requirements for knowledge-based high tech economy

Sustainability Appraisal: Background Paper 6

SA Background Paper 6

SA of Economic Alternatives

Employment options for the north of the district

The detailed appraisal of the Employment Options can be found in the matrices at the end of this appendix. Below is a summary of the findings

In Summary:

- Option1: 14,544 sqm of employment floorspace (b class)
- Option 2: 44,452 sqm of employment floorspace (b class)
- Option 3: 21,636 sqm of employment floorspace (b class)
- Option 4: 39,051 sqm of employment floorspace (b class)
- Option 5: 4,662 sqm of employment floorspace (b class)
- Option 6: 10,011 sqm of employment floorspace (b class)

The starting point for the SA in assessing the options is that they are all realistic and achievable options. The options are derived from the evidence base and particularly the Employment Land Review, which was reviewed in light of changes in the economy since its first publication. Nevertheless there is some concern that market forces would not support Options 2 and 4 and that the delivery of this quantum of floorspace would by no means be certain. Not least due to the requirement for associated infrastructure and inward investment.

The performance of Options 2 and 4 against the economic SA Objectives is understandably strong on the assumption that such a quantum could be delivered then the effects on the enhancing the prosperity of the district, promoting high levels of employment and supporting long-term competitiveness of the district would be significantly beneficial. Adverse effects would be likely for the Objectives to reduce carbon and greenhouse gas emissions, reducing the need to travel and reducing air pollution. There should be significant positive effects for the social SA Objectives as improved prosperity and employment levels should have knock on effects for health and well being, vibrant communities and reducing crime.

Option 2 and 4 are however rejected due to uncertainty over deliverability. Options 5 and 6 are also rejected due to their inability to deliver beneficial effects for the economic and social SA Objectives. Such a low quantum of planned new floorspace, compared to the proposed level of new housing growth could result in issues in the long-term of rising unemployment, reduced opportunities for business and a decline in the prosperity of the district.

Options 1 and 3 are accepted as offering a reasonable range of potential new floorspace that is achievable to deliver, balanced with proposed new housing growth whilst offering some potential for encouraging entrepreneurial activity, local business expansion and attracting some inward investment.

Employment options for the south of the district

In Summary:

- Option 1: 23,606 sqm employment floorspace (b class)
- Option 2: 22,480 sqm employment floorspace (b class)
- Option 3: 35,960 sqm employment floorspace (b class)
- Option 4: 14,700 sqm employment floorspace (b class)
- Option 5: 47,140 sqm employment floorspace (b class)

The starting point for the SA in assessing the options is that they are all realistic and achievable options. The options are derived from the evidence base and particularly the Employment Land Review, which was reviewed in light of changes in the economy since its first publication. Nevertheless there is some concern that market forces would not support Options 3 and 5. There is a recognised need in the south of the district to stimulate economic growth and address the regeneration needs, but this would need to be realistic in today's economic climate.

As for the options for the north of the district the higher quantum of floorspace would deliver, if achievable significant beneficial effects for enhancing the prosperity of the district, ensuring high levels of employment and stimulating economic growth. They are not, however for the life span of this Plan period considered realistic therefore they are rejected.

Option 4 is also rejected, there is a likelihood over the long term that an under provision of employment floorspace could lead to a rise in unemployment and a decline in prosperity and this in an area already identified as under performing economically and with high levels of deprivation relative to the rest of the district and the south east as a whole.

Options 1 and 2 are accepted as broadly appropriate levels of employment floorspace that could contribute to beneficial effects for the social and economic SA Objectives. The level of employment floorspace associated with these options may not deliver the radical economic step change envisaged by the South East Plan, but the economic situation has changed somewhat since the Plan was written and higher levels of floorspace may not be viable in today's market conditions and for the life span of Core Strategy.

Possible Mitigation and interventions for Policy Formulation

- ❖ Remain flexible in the quantum of floorspace proposed that should market conditions improve over the Plan period the higher level of delivery can be achieved
- ❖ Focus on redevelopment of underused industrial and employment areas to maximise brownfield land use and minimise new Greenfield land requirements
- ❖ Opportunities to deliver a wider range of floorspace including retail, tourism, community and leisure uses could be used in place shaping to deliver benefits to communities
- ❖ Create strong links by public transport and cycle and pedestrian ways between employment areas and nearby residential communities and town centres
- ❖ Consider how the delivery of employment floorspace can be achieved in town centres to help stimulate their regeneration
- ❖ Consider ways to minimise waste from construction and operation of new employment floorspace and ensure new development incorporates re-use, recycling and composting opportunities where possible
- ❖ Encourage industries that have a strong environmental focus and seek to build sustainable buildings, maximising green energies

Option 1: Maintain current balance (new ELR Base Case) Broadly maintain the current balance between the number of workers in the District and the number of jobs i.e. seek to match the growth in the number of workers in the District with the growth in the number of jobs by allocating an additional **14,544sqm** of employment floorspace. However does not reflect any 'policy' aspirations re economic change.				
SA Objective	**Assessment**			**Comments / Proposed Mitigation**
	Short term	**Medium term**	**Long Term**	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	~	~	~	The policy option does not seek to deliver new housing only employment land complimentary to housing provided under the housing policy.
2 Improve the health and well being of the population	~	~	~	Growth in jobs is only associated with growth in housing so option not necessarily addressing employment needs of existing population and therefore no health benefits are identified.
3 Promote social inclusion and create/ sustain vibrant communities	~	~	~	Option seeks to ensure access to employment for all new communities by balancing growth in housing with jobs but no direct significant benefits identified for this objective.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	No directs links identified.
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	(✓)	(✓)	(✓)	Opportunities for a significant proportion of the new floorspace being delivered through improvement in efficiencies in land use on existing employment sites and sites on the edge of town.
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	Option may help to ensure no significant rise in air pollution through major economic expansion and may help to limit rising trend of out commuting, however overall effects will not necessarily be a reduction in air pollution.
9 Reduce emissions of greenhouse gases	**(x)**	**(x)**	**(x)**	Additional floorspace at this scale and therefore additional employment activity will not reduce emissions of greenhouse gases. Mitigation in the form of sustainable construction techniques and energy efficiency saving can

				help to ensure creation of emissions is minimized.
10 Conserve and enhance the biodiversity of the District	~	~	~	The relatively limited requirement for new floorspace means the demand for new sites and especially Greenfield sites should not be significant and through efficiencies in existing land use this may help to conserve the biodiversity in the north of the district.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	Unlikely to be an impact on access to the countryside due to relatively limited requirement for additional floorspace and opportunities to improve efficiencies on existing sites – care should be taken when developing new sites on the edge of towns that access to the countryside is not adversely affected. Impact upon historic landscape and built environment should be minimized through other policy aimed at protecting these features.
12 Reduce the need to travel by car and promote alternative methods of transport	(✓)	(✓)	(✓)	Possibility that the option could help to reduce out-commuting through the provision of employment to balance new housing growth and an increase in employment opportunities.
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	No direct links – sustainable construction requirements should help to minimize the generation of waste new developments should be designed with recycling facilities and opportunities maximized.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	Other policy should address this objective.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	Other policy should address this objective.
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	(✓)	(✓)	(✓)	Option should help to maintain the prosperity of the north of the district, however the option may not go far enough in terms of increasing the vitality of the villages and the rural economy if new employment floorspace is concentrated within already established employment areas.

18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	(✓)	(✓)	(✓)	Option should help to maintain stable levels of employment but does not necessarily promote high levels of employment, some provision for local businesses may be achievable but concern over the support for small business in the rural areas.
20 Develop and maintain a skilled workforce to support long term competitiveness	(✓)	(✓)	(✓)	Option is helping to maintain a skilled workforce but may not be sufficient to attract high levels of new skilled workers and support long term competitiveness of the north of the district, particularly if there is major growth in employment facilities in the major towns outside the district but within com mutable distance such as Tunbridge Wells, Gatwick, Crawly, Burgess Hill and even London.
21 Stimulate regeneration of town centres	~	~	~	Option is not site-specific but could contribute to town centre regeneration is sites within town centres were regenerated with new employment opportunities.
22 Develop a dynamic, diverse, and knowledge based economy	(✓)	(✓)	(✓)	Some opportunity with this option to cater for businesses that will help to develop a dynamic and diverse knowledge based economy – other policy may more directly affect this objective.
Conformity with other policy/initiatives				
Non-conformity May not sufficiently conform with plan and South East Plan objective to generate economic growth as option is really maintaining the status quo in light of new housing growth, though this in itself may boost the economy to some extent.				
Summary Option is supportive of the economic SA Objectives and should have a beneficial effect, however the effect may not be significant in terms of enhancing prosperity and supporting the rural economy and vitality of villages as growth on employment floorspace is limited to that required to support employment opportunities aligned with growth in workers. As such this may not address existing unemployment issues or the issue of residents seeking jobs outside the District, furthermore the employment needs of people moving into the district as a consequence of new housing growth may not be met within the district. The option does not appear to be preparing for growth in the economy and may not be sufficient to support growth in the rural economy and vibrancy of villages.				
Cumulative, synergistic and secondary effects Potential for some growth in the economy				

Monitoring proposals
Take up of new business floorspace Unemployment rates New VAT registrations

Option 2: Promote past higher growth trends in the North (Past completion rates) Promote a high rate of economic growth through the allocation of an additional **44,452sqm** of employment floorspace reflecting the past completions rate (1997-2004), experienced during a time of strong growth in the local and regional economy.				
SA Objective	**Assessment**			**Comments / Proposed Mitigation**
	Short term	**Medium term**	**Long Term**	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	~	~	~	
2 Improve the health and well being of the population	(✓)	(✓)	(✓)	This option would provide a significant quantum of new floorspace with the potential for significant job creation, which could help to reduce unemployment and provide increased opportunities for people to work locally, which could have benefits on the health and well being of the population.
3 Promote social inclusion and create/ sustain vibrant communities	(✓)	(✓)	(✓)	Option would help to sustain vibrant communities through enhanced employment opportunities.
4 To ensure a safe environment including reducing crime and the fear of crime	(✓)	(✓)	(✓)	Higher employment levels and reduced unemployment could have a beneficial effect for reducing crime.
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	(x)	(x)	(x)	It is likely that such a quantum of development would require substantial Greenfield land, particularly around the villages and edges of towns and in supporting the rural economy.
8 Reduce air pollution and ensure local air	(x)	(x)	(x)	It is likely that such an option would not help reduce air

quality continues to improve				pollution, as significant new employment growth would be likely to generate increased traffic movements and introduce some new potentially polluting activities to the district.
9 Reduce emissions of greenhouse gases	**(x)**	**(x)**	**(x)**	With the level of economic and employment growth associated with this option there is likely to be an increase in greenhouse gas emissions through construction of new business premises and through some new carbon emitting activities and through the generation of increased traffic movements that would occur.
10 Conserve and enhance the biodiversity of the District	**?**	**?**	**?**	There is a possibility that biodiversity could be adversely affected by this quantum of new employment floorspace – mitigation may be required to ensure best use of existing employment sites and brownfield opportunities are taken and habitat fragmentation is avoided and suitable buffers and habitat creation are considered where adverse impact are likely.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	**?**	**?**	**?**	Such a quantum of development may require building in the countryside, in villages and the edge of towns – need to ensure that access to the countryside for residents in such areas is not reduced or restricted by such development. Other policy should ensure that no adverse effects are experienced for the landscape, historic and built environment.
12 Reduce the need to travel by car and promote alternative methods of transport	**(x)**	**(x)**	**(x)**	Likelihood with this level of development for the generation of traffic movements through commuting patterns, business customer and supply movements. Potential to attract in-commuting from outside the district for new employment opportunities.
13 Minimise waste, maximise the re-use of materials, recycling and composting	**~**	**~**	**~**	No direct links – sustainable construction requirements should help to minimize the generation of waste new developments should be designed with recycling facilities and opportunities maximized.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	**~**	**~**	**~**	

15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	Other policy should address this objective.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	✓	✓	✓	Option seeks to maximize opportunities for enhancing the prosperity of the north of the district and could increase the vitality and viability of the villages and rural economy and encourage inward investment. The viability of delivery of such a quantum of floorspace would need to be assured in order to maximize benefits.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	✓	✓	✓	Option should help ensure high levels of employment and provide support and opportunities for small and local businesses and encourage inward investment.
20 Develop and maintain a skilled workforce to support long term competitiveness	✓	✓	✓	Option should facilitate the development and enhancement of a skilled workforce and support long-term competitiveness of the north of the district.
21 Stimulate regeneration of town centres	~	~	~	Option is not site-specific but could contribute to town centre regeneration is sites within town centres were regenerated with new employment opportunities.
22 Develop a dynamic, diverse, and knowledge based economy	✓	✓	✓	Option should deliver opportunities to develop appropriate business space to encourage knowledge-based industries to grow within the district.
Conformity with other policy/initiatives Option is supportive of the objective to encourage economic growth and in line with the South East Plan aspirations to encourage a strong economy.				
Non-conformity				
Summary As long as the viability of delivering such a quantum of growth is there and associated infrastructure then this option should provide wide economic and employment benefits for the north of the district and should help support the villages and rural economy as well as the towns. Such a quantum of new employment floorspace could help to encourage entrepreneurial activity, business activity and inward investment. There are adverse implications for the environmental objectives as likely increases in greenhouse gas emissions, use of greenfield land and vehicle movements would occur.				

Cumulative, synergistic and secondary effects Economic growth and improved economic competitiveness of the north of the district.
Monitoring proposals New business start ups VAT registrations Unemployment / economic activity rates

Option 3: Encourage a moderate economic step change (Scenario A)

Aim to encourage a step change in economic growth through reducing the employment growth rate gap by half (by increasing employment growth from 0.47% to 0.645% per annum), increase the resident economic activity rate to the SEEDA target (from 82% to 85%), and reduce the unemployment so that the gap with the South East average is halved (from 6.6% to 5.2% of the economic active resident population) through the provision of an additional **21,636sqm** employment floorspace.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	~	~	~	
2 Improve the health and well being of the population	(✓)	(✓)	(✓)	Improved job prospects can have a beneficial effect for health and well being.
3 Promote social inclusion and create/ sustain vibrant communities	(✓)	(✓)	(✓)	Improved job opportunities associated with this option could help to create and sustain vibrant communities.
4 To ensure a safe environment including reducing crime and the fear of crime	(✓)	(✓)	(✓)	Reducing unemployment can have beneficial effects for reducing crime rates.
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	Option may require Greenfield land resources, though improvements in employment site efficiency of land use could go part way to providing the required additional floorspace – higher density development of employment

				sites could contribute to meeting this target.
8 Reduce air pollution and ensure local air quality continues to improve	**(X)**	**(X)**	**(X)**	This quantum of new development will generate increased traffic movements and therefore will not help reduce air pollution. There may be an ability to improve the District's self-containment rate for employment within the district for the residents of the district but there will still be a generation of traffic movements. It will be important to mitigate this by ensuring new developments consider sustainable transport methods including bus and cycle links.
9 Reduce emissions of greenhouse gases	**(x)**	**(x)**	**(x)**	New employment floorspace of this quantum will not help reduce emissions of greenhouse gas – sustainable construction techniques and energy efficiency of new premises can help to mitigate.
10 Conserve and enhance the biodiversity of the District	**?**	**?**	**?**	There maybe some requirement for development in and around villages in the countryside and on the edge of towns which may lead to a loss in biodiversity – mitigation should be considered that includes minimizing habitat fragmentation, introducing buffer zones and wildlife corridors where possible.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	**?**	**?**	**?**	Option may require development in the countryside and on the edge of villages and towns – ensure no loss of access to the countryside. Other policy should ensure landscape impacts are minimized as well as ensure the setting of the historic built environment is not adversely affected.
12 Reduce the need to travel by car and promote alternative methods of transport	**(x)**	**(x)**	**(x)**	Whilst option may help to improve containment rates for employment within the district and therefore reduce the overall mileage of commuter journeys, new business floorpsace on this scale will generate traffic movement by car for both workers and potential customers of new businesses – mitigation through good bus links and cycle and pedestrian access where possible.
13 Minimise waste, maximise the re-use of materials, recycling and composting	**~**	**~**	**~**	No direct links – sustainable construction requirements should help to minimize the generation of waste new developments should be designed with recycling facilities and opportunities maximized.

14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	Other policy should address this objective.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	✓	✓	✓	Option promotes opportunities for enhancing the prosperity of the north of the district and could increase the vitality and viability of the villages and rural economy and encourage inward investment. The viability of delivery of such a quantum of floorspace would need to be assured in order to maximize benefits.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	✓	✓	✓	Option should help ensure high levels of employment and provide support and opportunities for small and local businesses and encourage inward investment.
20 Develop and maintain a skilled workforce to support long term competitiveness	✓	✓	✓	Option should facilitate the development and enhancement of a skilled workforce and support long-term competiveness of the north of the district.
21 Stimulate regeneration of town centres	~	~	~	Option is not site-specific but could contribute to town centre regeneration is sites within town centres were regenerated with new employment opportunities.
22 Develop a dynamic, diverse, and knowledge based economy	✓	✓	✓	Option should deliver opportunities to develop appropriate business space to encourage knowledge-based industries to grow within the district.
Conformity with other policy/initiatives Option is supportive of the objective to encourage economic growth and in line with the South East Plan aspirations to encourage a strong economy.				
Non-conformity				

Summary As long as the viability of delivering such a quantum of growth is there and associated infrastructure then this option should provide wide economic and employment benefits for the north of the district and should help support the villages and rural economy as well as the towns. Such a quantum of new employment floorspace could help to encourage entrepreneurial activity, business activity and inward investment. Option will have potential for less significant environmental effects than option 2 due to the smaller quantum of growth.
Cumulative, synergistic and secondary effects Economic growth and improved economic competitiveness of the north of the district.
Monitoring proposals New business start ups VAT registrations Unemployment / economic activity rates

Option 4: Encourage a more radical economic step change (Scenario B)

Aim to encourage a step change in economic growth through closing the employment growth rate gap (by increasing employment growth from 0.47% to 0.82% per annum, a 75% improvement on the base case), increase the resident economic activity rate to the SEEDA target (from 82% to 85%), and close the unemployment gap with the South East average (from 6.6% to 3.8% of the economic active resident population) through the provision of an additional **39,051sqm** employment floorspace

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	~	~	~	
2 Improve the health and well being of the population	(✓)	(✓)	(✓)	This option would provide a significant quantum of new floorspace with the potential for significant job creation, which could help to reduce unemployment and provide increased opportunities for people to work locally, which could have benefits on the health and well being of the population.
3 Promote social inclusion and create/	(✓)	(✓)	(✓)	Option would help to sustain vibrant communities through

sustain vibrant communities				enhanced employment opportunities.
4 To ensure a safe environment including reducing crime and the fear of crime	(✓)	(✓)	(✓)	Higher employment levels and reduced unemployment could have a beneficial effect for reducing crime.
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	(x)	(x)	(x)	It is likely that such a quantum of development would require substantial Greenfield land, particularly around the villages and edges of towns and in supporting the rural economy.
8 Reduce air pollution and ensure local air quality continues to improve	(x)	(x)	(x)	It is likely that such an option would not help reduce air pollution, as significant new employment growth would be likely to generate increased traffic movements and introduce some new potentially polluting activities to the district.
9 Reduce emissions of greenhouse gases	(x)	(x)	(x)	With the level of economic and employment growth associated with this option there is likely to be an increase in greenhouse gas emissions through construction of new business premises and through some new carbon emitting activities and through the generation of increased traffic movements that would occur.
10 Conserve and enhance the biodiversity of the District	?	?	?	There is a possibility that biodiversity could be adversely affected by this quantum of new employment floorspace – mitigation may be required to ensure best use of existing employment sites and brownfield opportunities are taken and habitat fragmentation is avoided and suitable buffers and habitat creation are considered where adverse impact are likely. Particular sensitivities concern the Ashdown Forest.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	?	?	?	Such a quantum of development may require building in the countryside, in villages and the edge of towns – need to ensure that access to the countryside for residents in such areas is not reduced or restricted by such development. Other policy should ensure that no adverse effects are experienced for the landscape, historic and built

				environment.
12 Reduce the need to travel by car and promote alternative methods of transport	**(x)**	**(x)**	**(x)**	Likelihood with this level of development for the generation of traffic movements through commuting patterns and supply movements. Potential to attract in-commuting from outside the district for new employment opportunities.
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	No direct links – sustainable construction requirements should help to minimize the generation of waste new developments should be designed with recycling facilities and opportunities maximized.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	Other policy should address this objective.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	✓	✓	✓	Option seeks to maximize opportunities for enhancing the prosperity of the north of the district and could increase the vitality and viability of the villages and rural economy and encourage inward investment. The viability of delivery of such a quantum of floorspace would need to be assured in order to maximize benefits.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	✓	✓	✓	Option should help ensure high levels of employment and provide support and opportunities for small and local businesses and encourage inward investment.
20 Develop and maintain a skilled workforce to support long term competitiveness	✓	✓	✓	Option should facilitate the development and enhancement of a skilled workforce and support long-term competiveness of the north of the district.
21 Stimulate regeneration of town centres	~	~	~	Option is not site-specific but could contribute to town centre regeneration if sites within town centres were regenerated with new employment opportunities.
22 Develop a dynamic, diverse, and knowledge based economy	✓	✓	✓	Option should deliver opportunities to develop appropriate business space to encourage knowledge-based industries

				to grow within the district.
Conformity with other policy/initiatives Option is supportive of the objective to encourage economic growth and in line with the South East Plan aspirations to encourage a strong economy.				
Non-conformity				
Summary As long as the viability of delivering such a quantum of growth is there and associated infrastructure then this option should provide wide economic and employment benefits for the north of the district and should help support the villages and rural economy as well as the towns. Such a quantum of new employment floorspace could help to encourage entrepreneurial activity, business activity and inward investment.				
Cumulative, synergistic and secondary effects Economic growth and improved economic competitiveness of the north of the district.				
Monitoring proposals New business start ups VAT registrations Unemployment / economic activity rates				

Option 5: Alternative Base Case - Reflecting latest job forecasts on the basis of the SEP housing allocations (Cambridge Scenario 2).

An alternative base case scenario using the latest Cambridge Econometric job forecasts and different floorspace ratios from the ELR (taken from SEEPB advice) to determine floorspace requirements. Assumes 'business as usual' through allocating an additional **4,662sqm** of employment floorspace, but does not reflect any growth aspirations.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	~	~	~	
2 Improve the health and well being of the population	~	~	(x)	Such a minimal quantum of new employment floorspace disproportionate to housing provision over the plan period

				could result in the longer term in an increase in unemployment or a requirement to travel further afield to find employment both have potential to reduce well being.
3 Promote social inclusion and create/ sustain vibrant communities	~	~	(x)	Option may result in a possible rise in unemployment over the plan period within the district and could therefore lead to an increase in social exclusion in the longer term.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	(x)	Any increase in unemployment could lead to an increase in crime rates.
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	✓	✓	✓	Such a small requirement of new employment floorspace over the plan period could be accommodated on existing employment sites through an increase in efficiency of land use and increasing densities.
8 Reduce air pollution and ensure local air quality continues to improve	~	~	?	Option should not significantly affect air quality – though if through a lack of provision there is a significant rise in out-commuting by car to employment outside the district this could be adverse for this objective.
9 Reduce emissions of greenhouse gases	~	~	~	Option should not significantly affect greenhouse gas emissions.
10 Conserve and enhance the biodiversity of the District	~	~	~	Option should not significantly affect biodiversity.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	Option should not significantly affect biodiversity.
12 Reduce the need to travel by car and promote alternative methods of transport	~	~	(x)	Option may encourage commuting out of the district over the plan period due to the availability of jobs declining over time as new housing growth out-paces new growth in employment opportunities.
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	No direct links – sustainable construction requirements should help to minimize the generation of waste new developments should be designed with recycling facilities

				and opportunities maximized.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	Other policy should address this objective.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	~	~	**(x)**	Possible long term adverse effects for prosperity if employment growth does not keep pace with housing growth
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	**(x)**	Option may not be providing the right level of support for local business and small firms that may wish to expand over the plan period.
20 Develop and maintain a skilled workforce to support long term competitiveness	~	~	**(x)**	Option may encourage out-commuting to better job prospects, which may in time lead to skilled residents moving out of the district to be closer to good job opportunities.
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	**(x)**	Option may not be facilitating the business floorspace required to develop the knowledge-based and high tech industries and may not encourage inward investment.
Conformity with other policy/initiatives				
Non-conformity Does not conform to aspiration for economic growth as identified by the plan objective or the South East Plan				
Summary Option may have little or no significant events for the short and medium term of the Plan, however over the long term and toward the end of the Plan period there may be some significant adverse effects for social and economic objectives, as new housing growth will have out-paced employment growth and this could lead to a rise in unemployment and associated deprivation issues. Option is unlikely to encourage inward investment or provide the necessary incentive for new business formation and local small				

business expansion.
Cumulative, synergistic and secondary effects Possible increase in deprivation and social exclusion, which could affect rural communities as well as towns.
Monitoring proposals Unemployment rates Crime rates

Option 6: Based on the original 'business as usual' base case, prior to inclusion of adopted SE Plan housing allocations. (Original ELR base case)

Option based on the original ELR 'business as usual' base case but does not reflect any Policy ambitions of the SE Plan, nor does it include the increase in housing nos of 600 units to 4,000 units total in the north following the adoption of the South East Plan. This option seeks the additional provision of **10,011sq m** floorspace. However does not reflect any 'policy' aspirations re economic change.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	~	~	~	
2 Improve the health and well being of the population	~	~	(x)	Such a minimal quantum of new employment floorspace disproportionate to housing provision over the plan period could result in the longer term in an increase in unemployment or a requirement to travel further afield to find employment both have potential to reduce well being.
3 Promote social inclusion and create/ sustain vibrant communities	~	~	(x)	Option may result in a possible rise in unemployment over the plan period within the district and could therefore lead

				to an increase in social exclusion in the longer term.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	(x)	Any increase in unemployment could lead to an increase in crime rates.
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	✓	✓	✓	Such a small requirement of new employment floorspace over the plan period could be accommodated on existing employment sites through an increase in efficiency of land use and increasing densities.
8 Reduce air pollution and ensure local air quality continues to improve	~	~	?	Option should not significantly affect air quality – though if through a lack of provision there is a significant rise in out-commuting by car to employment outside the district this could be adverse for this objective.
9 Reduce emissions of greenhouse gases	~	~	~	Option should not significantly affect greenhouse gas emissions.
10 Conserve and enhance the biodiversity of the District	~	~	~	Option should not significantly affect biodiversity.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	Option should not significantly affect biodiversity.
12 Reduce the need to travel by car and promote alternative methods of transport	~	~	(x)	Option may encourage commuting out of the district over the plan period due to the availability of jobs declining over time as new housing growth out-paces new growth in employment opportunities.
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	No direct links – sustainable construction requirements should help to minimize the generation of waste new developments should be designed with recycling facilities and opportunities maximized.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	

15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	Other policy should address this objective.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	~	~	**(x)**	Possible long term adverse effects for prosperity if employment growth does not keep pace with housing growth
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	**(x)**	Option may not be providing the right level of support for local business and small firms that may wish to expand over the plan period.
20 Develop and maintain a skilled workforce to support long term competitiveness	~	~	**(x)**	Option may encourage out-commuting to better job prospects, which may in time lead to skilled residents moving out of the district to be closer to good job opportunities.
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	**(x)**	Option may not be facilitating the business floorspace required to develop the knowledge-based and high tech industries and may not encourage inward investment.
Conformity with other policy/initiatives				
Non-conformity Does not conform to aspiration for economic growth as identified by the plan objective or the South East Plan				
Summary Option may have little or no significant events for the short and medium term of the Plan, however over the long term and toward the end of the Plan period there may be some significant adverse effects for social and economic objectives, as new housing growth will have out-paced employment growth and this could lead to a rise in unemployment and associated deprivation issues. Option is unlikely to encourage inward investment or provide the necessary incentive for new business formation and local small business expansion.				
Cumulative, synergistic and secondary effects Possible increase in deprivation and social exclusion, which could affect rural communities as well as towns.				

Monitoring proposals Unemployment rates Crime rates

Options for the South

Option 1: Maintain current balance (New ELR Base Case).
Broadly maintain the current balance between the number of workers in the District and the number of jobs i.e. seek to match the growth in the number of workers in the District with the growth in the number of jobs by allocating an additional **23,606sqm** of employment floorspace. However does not reflect any 'policy' aspirations re economic change in the Sussex Coast Sub area.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	~	~	~	The policy option does not seek to deliver new housing only employment land complimentary to housing provided under the housing policy.
2 Improve the health and well being of the population	~	~	~	Growth in jobs is only associated with growth in numbers of workers so option not necessarily addressing employment and regeneration needs of existing population and therefore no health benefits are identified.
3 Promote social inclusion and create/ sustain vibrant communities	~	~	~	No direct significant benefits identified for this objective.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	No directs links identified.
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by	(✓)	(✓)	(✓)	Opportunities for a proportion of the new floorspace being

prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities				delivered through improvement in efficiencies in land use on existing employment sites and sites on the edge of town.
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	Option may help to ensure no significant rise in air pollution through major economic expansion and may help to limit rising trend of out commuting, however overall effects will not necessarily be a reduction in air pollution.
9 Reduce emissions of greenhouse gases	**(x)**	**(x)**	**(x)**	Additional floorspace at this scale and therefore additional employment activity will not reduce emissions of greenhouse gases. Mitigation in the form of sustainable construction techniques and energy efficiency saving can help to ensure creation of emissions is minimized.
10 Conserve and enhance the biodiversity of the District	~	~	~	Delivery of this quantum of floorspace could result in some loss of Greenfield sites on the edge of towns, however adverse impacts on biodiversity should be minimized through conservation policies.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	Unlikely to be an impact on access to the countryside opportunities to improve efficiencies on existing sites – care should be taken when developing new sites on the edge of towns that access to the countryside is not adversely affected. Impact upon historic landscape and built environment should be minimized through other policy aimed at protecting these features.
12 Reduce the need to travel by car and promote alternative methods of transport	**(✓)**	**(✓)**	**(✓)**	Possibility that the option could help to reduce out-commuting through the provision of employment to balance new housing growth and an increase in employment opportunities. Mitigate possible increase in car use through green travel plans and maximizing opportunities for cycle, pedestrian and bus links.
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	No direct links – sustainable construction requirements should help to minimize the generation of waste new developments should be designed with recycling facilities and opportunities maximized.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	

15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	Other policy should address this objective.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	Other policy should address this objective.
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	(✓)	(✓)	(✓)	Option should help to enhance economic prospects in the south of the district, however the option may not go far enough in terms of increasing the vitality of the villages and the rural economy if new employment floorspace is concentrated within already established employment areas. Furthermore the option does not address the need to improve the economic growth rate of this area of the district to reduce the gap with the north and achieve economic regeneration of the Sussex Coast sub region.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	(✓)	(✓)	(✓)	Option should help to maintain stable levels of employment but does not necessarily promote high levels of employment, some provision for local businesses may be achievable but concern over the support for small business in the rural areas.
20 Develop and maintain a skilled workforce to support long term competitiveness	(✓)	(✓)	(✓)	Option is helping to maintain a skilled workforce but may not be sufficient to attract high levels of new skilled workers and support long term competitiveness of the Sussex Coast sub region.
21 Stimulate regeneration of town centres	~	~	~	Option is not site-specific but could contribute to town centre regeneration is sites within town centres were regenerated with new employment opportunities.
22 Develop a dynamic, diverse, and knowledge based economy	(✓)	(✓)	(✓)	Some opportunity with this option to cater for businesses that will help to develop a dynamic and diverse knowledge based economy – other policy may more directly affect this objective.
Conformity with other policy/initiatives				

Non-conformity Not conforming the South East Plan requirement for economic regeneration of the Sussex Coast sub-region.
Summary Option is supportive of the economic SA Objectives and should have a beneficial effect, however the effect may not be significant in terms of enhancing prosperity and inducing economic regeneration, supporting the rural economy and improving the vitality of villages as growth on employment floorspace is limited to that required to support employment opportunities aligned with new housing growth. The option is not necessarily preparing for growth in the economy and may not be sufficient to support growth in the rural economy and vibrancy of villages.
Cumulative, synergistic and secondary effects Potential for gap in economic performance to widen between the south and north of the district and for the south of the district to further fall behind the economic growth rates of the south east region.
Monitoring proposals Economic activity rates Business registrations

Option 2: Encourage a moderate economic step change (Scenario A)
Aim to encourage a step change in economic growth through reducing the employment growth rate gap by half (by increasing employment growth from 0.47% to 0.645% per annum), increase the resident economic activity rate to the SEEDA target (from 82% to 85%), and reduce the unemployment so that the gap with the South East average is halved (from 6.6% to 5.2% of the economic active resident population) through the provision of an additional **22,480sq m** employment floorspace.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	~	~	~	The policy option does not seek to deliver new housing only employment land complimentary to housing provided under the housing policy.

2 Improve the health and well being of the population	~	~	~	No significant health benefits are identified.
3 Promote social inclusion and create/ sustain vibrant communities	~	~	~	No direct significant benefits identified for this objective.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	No directs links identified.
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	(✓)	(✓)	(✓)	Opportunities for a proportion of the new floorspace being delivered through improvement in efficiencies in land use on existing employment sites and sites on the edge of town.
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	Option may help to ensure no significant rise in air pollution through major economic expansion and may help to limit rising trend of out commuting, however overall effects will not necessarily be a reduction in air pollution.
9 Reduce emissions of greenhouse gases	**(x)**	**(x)**	**(x)**	Additional floorspace at this scale and therefore additional employment activity will not reduce emissions of greenhouse gases. Mitigation in the form of sustainable construction techniques and energy efficiency saving can help to ensure creation of emissions is minimized.
10 Conserve and enhance the biodiversity of the District	~	~	~	Delivery of this quantum of floorspace could result in some loss of Greenfield sites on the edge of towns, however adverse impacts on biodiversity should be minimized through conservation policies.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	Unlikely to be an impact on access to the countryside opportunities to improve efficiencies on existing sites – care should be taken when developing new sites on the edge of towns that access to the countryside is not adversely affected. Impact upon historic landscape and built environment should be minimized through other policy aimed at protecting these features.
12 Reduce the need to travel by car and promote alternative methods of transport	(✓)	(✓)	(✓)	Possibility that the option could help to reduce out-commuting through the provision of employment to balance

				new housing growth and an increase in employment opportunities. Mitigate possible increase in car use through green travel plans and maximizing opportunities for cycle, pedestrian and bus links.
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	No direct links – sustainable construction requirements should help to minimize the generation of waste new developments should be designed with recycling facilities and opportunities maximized.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	Other policy should address this objective.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	Other policy should address this objective.
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	(✓)	(✓)	(✓)	Option should help to enhance economic prospects in the south of the district, however the option may not go far enough in terms of increasing the vitality of the villages and the rural economy if new employment floorspace is concentrated within already established employment areas. Furthermore the option does not address the need to improve the economic growth rate of this area of the district to reduce the gap with the north and achieve economic regeneration of the Sussex Coast sub region.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	(✓)	(✓)	(✓)	Option should help to maintain stable levels of employment but does not necessarily promote high levels of employment, some provision for local businesses may be achievable but concern over the support for small business in the rural areas.
20 Develop and maintain a skilled workforce to support long term competitiveness	(✓)	(✓)	(✓)	Option is helping to maintain a skilled workforce but may not be sufficient to attract high levels of new skilled workers and support long term competitiveness of the Sussex Coast sub region.

21 Stimulate regeneration of town centres	~	~	~	Option is not site-specific but could contribute to town centre regeneration is sites within town centres were regenerated with new employment opportunities.
22 Develop a dynamic, diverse, and knowledge based economy	(✓)	(✓)	(✓)	Some opportunity with this option to cater for businesses that will help to develop a dynamic and diverse knowledge based economy – other policy may more directly affect this objective.
Conformity with other policy/initiatives				
Non-conformity Not conforming the South East Plan requirement for economic regeneration of the Sussex Coast sub-region.				
Summary Option is supportive of the economic SA Objectives and should have a beneficial effect, however the effect may not be significant in terms of enhancing prosperity and inducing economic regeneration, supporting the rural economy and improving the vitality of villages as growth on employment floorspace is limited to that required to support employment opportunities aligned with new housing growth. The option is not necessarily preparing for growth in the economy and may not be sufficient to support growth in the rural economy and vibrancy of villages.				
Cumulative, synergistic and secondary effects Potential for gap in economic performance to widen between the south and north of the district and for the south of the district to further fall behind the economic growth rates of the south east region.				
Monitoring proposals Economic activity rates Business registrations				

Option 3: Encourage a more radical economic step change (Scenario B) Aim to encourage a step change in economic growth through closing the employment growth rate gap (by increasing employment growth from 0.47% to 0.82% per annum, a 75% improvement on the base case), increase the resident economic activity rate to the SEEDA target (from 82% to 85%), and close the unemployment gap with the South East average (from 6.6% to 3.8% of the economic active resident population) through the provision of an additional **35,960sq m** employment floorspace

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	~	~	~	
2 Improve the health and well being of the population	(✓)	(✓)	(✓)	This option would provide a significant quantum of new floorspace with the potential for significant job creation, which could help to reduce unemployment and provide increased opportunities for people to work locally, which could have benefits on the health and well being of the population. This may be particularly important in areas of higher deprivation in the south of the district.
3 Promote social inclusion and create/ sustain vibrant communities	(✓)	(✓)	(✓)	Option would help to sustain vibrant communities through enhanced employment opportunities. In the south of the district where deprivation levels are higher and regeneration needs of communities are greater such a quantum of new employment floorspace with the associated high levels of employment opportunities could have big effect for promoting social inclusion and improving the vibrancy of communities.
4 To ensure a safe environment including reducing crime and the fear of crime	(✓)	(✓)	(✓)	Higher employment levels and reduced unemployment could have a beneficial effect for reducing crime. In reducing deprivation through improving employment opportunities the fear of crime and actual crime rates could be significantly reduced over time.
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	(x)	(x)	(x)	It is likely that such a quantum of development would require substantial Greenfield land, particularly around the villages and edges of towns.
8 Reduce air pollution and ensure local air	(x)	(x)	(x)	It is likely that such an option would not help reduce air

quality continues to improve				pollution, as significant new employment growth would be likely to generate increased traffic movements and introduce some new potentially polluting activities to the district.
9 Reduce emissions of greenhouse gases	**(x)**	**(x)**	**(x)**	With the level of economic and employment growth associated with this option there is likely to be an increase in greenhouse gas emissions through construction of new business premises and through some new carbon emitting activities and through the generation of increased traffic movements that would occur.
10 Conserve and enhance the biodiversity of the District	**?**	**?**	**?**	There is a possibility that biodiversity could be adversely affected by this quantum of new employment floorspace – mitigation may be required to ensure best use of existing employment sites and brownfield opportunities are taken and habitat fragmentation is avoided and suitable buffers and habitat creation are considered where adverse impact are likely. Particular sensitivities will concern the Pevensey Levels.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	**?**	**?**	**?**	Such a quantum of development may require building in the countryside, in villages and the edge of towns – need to ensure that access to the countryside for residents in such areas is not reduced or restricted by such development. Other policy should ensure that no adverse effects are experienced for the landscape, historic and built environment.
12 Reduce the need to travel by car and promote alternative methods of transport	**(x)**	**(x)**	**(x)**	Likelihood with this level of development for the generation of traffic movements through commuting patterns and supply movements. Potential to attract in-commuting from outside the district for new employment opportunities.
13 Minimise waste, maximise the re-use of materials, recycling and composting	**~**	**~**	**~**	No direct links – sustainable construction requirements should help to minimize the generation of waste new developments should be designed with recycling facilities and opportunities maximized.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	**~**	**~**	**~**	

15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	Other policy should address this objective.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	✓	✓	✓	Option seeks to maximize opportunities for enhancing the prosperity of the south of the district and could increase the vitality and viability of the villages and rural economy and encourage inward investment. The option would help to increase economic growth of the south of the district more in line with that experienced in the south east as a whole and close the gap between the economic growth rates in the north and south of the district. Furthermore the option is in line with the aspirations of the South East Plan for the economic regeneration of the Sussex Coast. The viability of delivery of such a quantum of floorspace would need to be assured in order to maximize benefits.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	✓	✓	✓	Option should help ensure high levels of employment and provide support and opportunities for small and local businesses and encourage inward investment.
20 Develop and maintain a skilled workforce to support long term competitiveness	✓	✓	✓	Option should facilitate the development and enhancement of a skilled workforce and support long-term competitiveness of the south of the district and attract new skilled workers into this area of the district and contribute to uplift in skills in the area.
21 Stimulate regeneration of town centres	~	~	~	Option is not site-specific but could contribute to town centre regeneration if sites within town centres were regenerated with new employment opportunities.
22 Develop a dynamic, diverse, and knowledge based economy	✓	✓	✓	Option should deliver opportunities to develop appropriate business space to encourage knowledge-based industries to grow within the district.
Conformity with other policy/initiatives South East Plan policy aspirations for economic regeneration of the Sussex Coast sub-region				

Non-conformity
Summary Option presents an opportunity to put economic growth central to the strategy for the south of the district and could encourage inward investment and in-migration of skilled workers. The assessment naturally assumes the viability of such an option is realistic, but further detail as to the phasing and application of such a new quantum of employment floorspace would add certainty to the assessment findings. Mitigation would be required in terms of sustainable transport infrastructure, particularly ensuring good cycle and pedestrian links between town centres and edge of town employment sites and quality bus routes. Adverse impacts on the Pevensey Levels will need to be avoided and quality habitat and landscape buffering will need to be maintained.
Cumulative, synergistic and secondary effects Potential for economic uplift and economic growth in line with south east region and closing of gap between the north and south of the district.
Monitoring proposals Economic activity rates Unemployment Deprivation indices

Option 4: Alternative Base Case - Reflecting latest job forecasts on the basis of the SEP housing allocations (Cambridge Scenario 2).

An alternative base case scenario using the latest Cambridge Econometric job forecasts and different floorspace ratios from the ELR (taken from SEEPB advice) to determine floorspace requirements. Assumes 'business as usual' through allocating an additional **14,700sq m** of employment floorspace, but does not reflect any economic growth aspirations

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	~	~	~	
2 Improve the health and well being of the	~	~	(x)	Such a low quantum of new employment floorspace

population				disproportionate to the significant housing provision planned for the south of the district over the plan period could result in the longer term in an increase in unemployment or a requirement to travel further afield to find employment both have potential to reduce well being.
3 Promote social inclusion and create/ sustain vibrant communities	~	~	(x)	Option may result in a possible rise in unemployment over the plan period within the district and could therefore lead to an increase in social exclusion in the longer term.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	(x)	Any increase in unemployment could lead to an increase in crime rates.
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	✓	✓	✓	Such a small requirement of new employment floorspace over the plan period could be accommodated on existing employment sites through an increase in efficiency of land use and increasing densities.
8 Reduce air pollution and ensure local air quality continues to improve	~	~	?	Option should not significantly affect air quality – though if through a lack of provision there is a significant rise in out-commuting by car to employment outside the district this could be adverse for this objective.
9 Reduce emissions of greenhouse gases	~	~	~	Option should not significantly affect greenhouse gas emissions.
10 Conserve and enhance the biodiversity of the District	~	~	~	Option should not significantly affect biodiversity.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	Option should not significantly affect biodiversity.
12 Reduce the need to travel by car and promote alternative methods of transport	~	~	(x)	Option may encourage commuting out of the district over the plan period due to the availability of jobs declining over time as new housing growth out-paces new growth in employment opportunities.

13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	No direct links – sustainable construction requirements should help to minimize the generation of waste new developments should be designed with recycling facilities and opportunities maximized.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	Other policy should address this objective.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	~	~	**(x)**	Possible long term adverse effects for prosperity if employment growth does not keep pace with housing growth, furthermore the south of the district already lags behind the north of the district and the south east region in economic growth terms and failing to address this over the plan period could further marginalize this area in economic terms.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	**(x)**	Option may not be providing the right level of support for local business and small firms that may wish to expand over the plan period.
20 Develop and maintain a skilled workforce to support long term competitiveness	~	~	**(x)**	Option may encourage out-commuting to better job prospects, which may in time lead to skilled residents moving out of the district to be closer to good job opportunities.
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	**(x)**	Option may not be facilitating the business floorspace required to develop the knowledge-based and high tech industries and may not encourage inward investment.
Conformity with other policy/initiatives				

Non-conformity Does not conform to aspiration for economic growth and the economic regeneration of the Sussex Coast sub region as envisaged by the South East Plan.
Summary Option may have little or no significant events for the short and medium term of the Plan, however over the long term and toward the end of the Plan period there may be some significant adverse effects for social and economic objectives, as new housing growth will have out-paced employment growth and this could lead to a rise in unemployment and associated deprivation issues. Option is unlikely to encourage inward investment or provide the necessary incentive for new business formation and local small business expansion.
Cumulative, synergistic and secondary effects Possible increase in deprivation and social exclusion, which could affect rural communities as well as towns.
Monitoring proposals Unemployment rates Crime rates

Option 5: Based on the original 'business as usual' base case, prior to inclusion of adopted SE Plan housing allocations. (Original ELR base case)

Option based on the original ELR 'business as usual' base case but includes Eastbourne requirements and provision in the south also. Does not reflect any Policy ambitions of the SE Plan re economic change in the Sussex Coast Sub-region, nor does it reflect the increase in housing nos of 2,400 units to 7,000 units total in the south following the adoption of the South East Plan. This option seeks the additional provision of **47,140sq m** floorspace. (about **12,000sqm** to Wealden)

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	~	~	~	The policy option does not seek to deliver new housing only employment land.
2 Improve the health and well being of the population	~	~	(x)	Growth in jobs would be below growth in new housing and therefore over the plan period unemployment could rise and associated decline in health and well being could be

				experienced
3 Promote social inclusion and create/ sustain vibrant communities	~	~	(x)	A reduction in employment opportunities to population size over the plan period could worsen social exclusion in areas of the south of the district that already experience higher than average deprivation levels
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	(x)	Potential for rising crime levels over the longer term if unemployment increases due to reduced employment opportunities.
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	(✓)	(✓)	(✓)	Opportunities for a proportion of the new floorspace being delivered through improvement in efficiencies in land use on existing employment sites and sites on the edge of town.
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	Option may help to ensure no significant rise in air pollution through major economic expansion and may help to limit rising trend of out commuting, however overall effects will not necessarily be a reduction in air pollution.
9 Reduce emissions of greenhouse gases	(x)	(x)	(x)	Additional floorspace will not reduce emissions of greenhouse gases. Mitigation in the form of sustainable construction techniques and energy efficiency saving can help to ensure creation of emissions is minimized.
10 Conserve and enhance the biodiversity of the District	~	~	~	Delivery could result in some loss of Greenfield sites on the edge of towns, however adverse impacts on biodiversity should be minimized through conservation policies.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	Unlikely to be an impact on access to the countryside opportunities to improve efficiencies on existing sites – care should be taken when developing new sites on the edge of towns that access to the countryside is not adversely affected. Impact upon historic landscape and built environment should be minimized through other policy aimed at protecting these features.
12 Reduce the need to travel by car and promote alternative methods of transport	~	(x)	(x)	Option could see an increase in out commuting if availability of jobs within the district declines and is not

				proportionate to new housing growth.
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	No direct links – sustainable construction requirements should help to minimize the generation of waste new developments should be designed with recycling facilities and opportunities maximized.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	Other policy should address this objective.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	Other policy should address this objective.
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	~	**(x)**	**(x)**	Planning for employment growth below that of new housing growth would not contribute to enhancing the prosperity of the south of the district, particularly as there are known deprivation issues and a need to regenerate this area in order to improve its economic performance to bring it more in line with that experienced in the north of the district and elsewhere in the south east region.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	**(x)**	Option may not support this objective and may not offer the support required for small business to thrive in the rural areas.
20 Develop and maintain a skilled workforce to support long term competitiveness	~	~	**(x)**	Option may not over the plan period support the long-term competitiveness of the south of the district.
21 Stimulate regeneration of town centres	~	~	~	Option is not site-specific but could contribute to town centre regeneration if development is directed to these areas.
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	Option may not contribute to achieving this objective.
Conformity with other policy/initiatives				

Non-conformity Not conforming the South East Plan requirement for economic regeneration of the Sussex Coast sub-region.
Summary Option may not contribute to the social or economic objectives. Planning for economic growth below that of new housing growth to lead to increased unemployment and associated social deprivation issues including poorer health and well-being, increased crime rates and social exclusion. In economic terms the south could become further separated from the north of the district in prosperity and economic competitiveness.
Cumulative, synergistic and secondary effects Potential for gap in economic performance to widen between the south and north of the district and for the south of the district to further fall behind the economic growth rates of the south east region.
Monitoring proposals Unemployment Crime rates Economic activity rates Business registrations

Sustainability Appraisal: Background Paper 7

Sustainability Appraisal: Background Paper 7

SA Background Paper 7

Sustainability Appraisal of Affordable Housing Options

Percentage Requirements

Option 1: (Current approach) 30% of dwellings will be in the affordable category which should comprise around 25% subsidised housing to rent and around 5% shared ownership or discounted market housing, the exact proportions of which will be determined on a site by site basis.				
SA Objective	**Assessment**			**Comments / Proposed Mitigation**
	Short term	**Medium term**	**Long Term**	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	(✓)	(✓)	**?**	Recommendations in the HMA are to seek to maximise the provision of affordable housing, given the need in Wealden. Developments in the past in Wealden have not generally contributed significantly to the delivery of affordable housing in part due to the high number of small sites and in part due to the Local Plan being non-statutory. The recommendation of the HMA is to reduce the thresholds. The evidence presented in the Wealden Housing Need Survey suggests that any level of affordable housing could be justified on the basis of the evidence on housing need. The Housing Viability Assessment shows a greater percentage of affordable is achievable. Therefore continuation of the current approach, whilst it may be more robust when placed within the Core Strategy, is not likely to deliver the amount of affordable housing required to meet this objective over the plan period, furthermore housing need will continue to grow if it is not being met. Option doesn't recognise the different economic and social conditions in different parts of the District neither does it maximise the opportunities in the north of the district to deliver a greater proportion of affordable units.
2 Improve the health and well being of the population	(✓)	(✓)	**~**	Provision of affordable housing will contribute towards human health by providing homes for those unable to

				access the housing market. The rate of improvement will depend upon how many homes are built and over the plan period if affordable housing is not being supplied at closer to the level required to meet the need health benefits will reduce.
3 Promote social inclusion and create/ sustain vibrant communities	(✓)	(✓)	~	Provision of affordable housing will contribute towards reducing inequalities, potentially help disadvantaged groups of people and encourage stronger socially inclusive communities.
4 To ensure a safe environment including reducing crime and the fear of crime	(✓)	(✓)	~	Affordable housing contributes towards an inclusive community, where the fear of crime can be reduced
5 To provide accessible and high quality public services and facilities	~	~	~	Affordable housing may enable low paid people to live close to local services.
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	New housing should not be built in areas at risk of flooding.
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	Insignificant effect
9 Reduce emissions of greenhouse gases	~	~	~	
10 Conserve and enhance the biodiversity of the District	~	~	~	
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	
12 Reduce the need to travel by car and promote alternative methods of transport	~	~	~	
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	
14 Maintain and where appropriate improve quality of groundwater and surface waters in	~	~	~	

the District and promote water efficiency				
15 Promote energy efficiency measures and encourage the use of renewable energy	(✓)	(✓)	(✓)	Affordable housing must be built to Code for Sustainable Homes Level 3 thereby promoting energy efficiency
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	(✓)	(✓)	(✓)	Provision of affordable housing will help local people remain in the area and will contribute towards the local labour pool.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	~	
20 Develop and maintain a skilled workforce to support long term competitiveness	(✓)	(✓)	(✓)	Ensures that housing is available for low paid workers unable to access market housing
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	
Conformity with other policy/initiatives PPS3 30% affordable housing target				
Non-conformity Government target of 40%;				
Summary Current policy is not delivering affordable housing on the smaller sites, particularly within the towns. The Housing Viability Study shows that higher percentages of affordable housing are viable and achievable and the Housing Needs Study shows justification for a higher level of requirement. Option does not maximise opportunities to deliver higher proportions of affordable housing in areas of the district where this is viable. Concern whether it will deliver sufficient affordable housing over the Plan period to significantly address the affordable housing need and the SA Objective to ensure everyone has the opportunity to live in an affordable home.				

Cumulative, synergistic and secondary effects In terms of cumulative and synergistic effects the continuation of this policy approach could lead to increased social exclusion and poor health based on poor access to affordable dwellings and the lack of ability for some residents to remain in the areas where they live and this may particularly be a problem for new families forming. There may also be problems at the other end of the spectrum for the elderly requiring affordable, suitable homes in the areas where they live.
Monitoring proposals Housing Trajectory Housing Completions Gross affordable housing completions Completions and affordable housing completions are monitored at different stages completions when the roof is on and affordable when occupied so the two are not directly comparable - consider changing definitions and monitoring percentage affordable delivered per site.

Option 2: Council will seek to secure affordable housing as follows: Within the areas defined (Housing Viability Assessment) as Hailsham and Rural South and Eastbourne Fringe and Polegate- 35% will be sought and elsewhere 40%. Site Allocations may be higher. Of total affordable provision 80% social rented.				
SA Objective	**Assessment**			**Comments / Proposed Mitigation**
	Short term	**Medium term**	**Long Term**	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	✓	✓	(✓)	Housing Viability Study confirms this requirement should be achievable. This level should help to ensure more affordable housing is delivered than Option1 and contribute to meeting the SA objective. Potential for this option to deliver higher proportion of affordable units in the north of the district, however recent completions raise questions over the viability of sites in and around Hailsham to provide 35%. The option recognises the broad economic disparities between the north and the south of the District and differing market conditions which make affordable housing delivery more difficult in the south of the district. Evidence suggests that further distinctions could be made

				where even higher requirements could be set, although allowance is made in this option for Site Allocations to be higher. Could Site Allocations also allow a lower target if necessary to ensure delivery of a site?
2 Improve the health and well being of the population	✓	✓	(✓)	There is a correlation between decent affordable housing provision and the health of populations; this option helps to address the need for affordable housing and should therefore help to address the objective to improve health and well-being.
3 Promote social inclusion and create/ sustain vibrant communities	✓	✓	(✓)	Affordable housing contributes towards an inclusive, mixed and balanced community. Option seeks to deliver a higher proportion of affordable housing and particularly in the north of the District, which addresses the greater affordability problem experienc999999ed in the north of the District where house prices are generally higher.
4 To ensure a safe environment including reducing crime and the fear of crime	(✓)	(✓)	(✓)	Affordable housing contributes towards an inclusive community, where the fear of crime can be reduced
5 To provide accessible and high quality public services and facilities	~	~	~	Affordable housing may enable low paid people to live close to local services.
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	New housing should not be built in areas at risk of flooding.
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	Insignificant effect
9 Reduce emissions of greenhouse gases	~	~	~	
10 Conserve and enhance the biodiversity of the District	~	~	~	
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	
12 Reduce the need to travel by car and	~	~	~	

promote alternative methods of transport				
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	(✓)	(✓)	(✓)	Affordable housing must be built to Code for Sustainable Homes Level 3 thereby promoting energy efficiency
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	✓	✓	✓	Option recognises the economic disparities within the District and requires a higher percentage of affordable housing in the more affluent north of the District, where house prices are less affordable. Provision of affordable housing will help local people remain in the area and will contribute towards the local labour pool.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	~	
20 Develop and maintain a skilled workforce to support long term competitiveness	(✓)	(✓)	(✓)	Ensures that housing is available for low paid workers unable to access market housing
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	
Conformity with other policy/initiatives PPS3 30% 30% affordable housing target Government target of 40% (for the north of the District)				
Non-conformity				

Summary The option presents an improvement in sustainability terms compared to option 1, this is due to the requirement for affordable dwellings being increased from 30% to 35% for southern areas of the district and 40% for the rest of Wealden. In recognising the economic and affordability disparities between the north and the south of the District the option should present a more tailored approach to provision throughout the District and remain viable. This approach is more in line with the findings of the HMA and the Housing Viability Study.
Cumulative, synergistic and secondary effects In terms of cumulative and synergistic effects the potential for increased affordable housing provision over the plan period and particularly in areas where affordability issues are particularly acute, should lead to increased vibrancy of village communities, improvements in health and well-being and improved prosperity.
Monitoring proposals Housing Trajectory Housing Completions Gross affordable housing completions Completions and affordable housing completions are monitored at different stages completions when the roof is on and affordable when occupied so the two are not directly comparable - consider changing definitions and monitoring percentage affordable delivered per site.

Option 3: Council will seek to secure affordable housing as follows: Within the areas defined (Housing Viability Assessment) as Hailsham and Rural South and Eastbourne Fringe and Polegate- 35% will be sought and elsewhere 40%, rural areas and specified settlements 50%. Site Allocations may be higher. Of total affordable provision 80% social rented.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	✓	✓	✓	Housing Viability Study confirms this requirement should be achievable. This level should help to ensure more affordable housing is delivered than Option1 and Option 2 and contribute to meeting the SA objective. Potential for this option to deliver higher proportion of affordable units in the north of the district, however recent completions raise questions over the viability of sites in and around Hailsham

				to provide 35%. The option recognises the broad economic disparities between the north and the south of the District and differing market conditions which make affordable housing delivery more difficult in the south of the district. Rural areas and specified settlements at 50% will need to be defined and assessed in subsequent DPD work.
2 Improve the health and well being of the population	✓	✓	✓	There is a correlation between decent affordable housing provision and the health of populations; this option helps to address the need for affordable housing and should therefore help to address the objective to improve health and well-being.
3 Promote social inclusion and create/ sustain vibrant communities	✓	✓	✓	Affordable housing contributes towards an inclusive community. Option seeks to deliver a higher proportion of affordable housing in rural areas and in the north of the District, which addresses the greater affordability problem experienced in the north of the District where house prices are generally higher.
4 To ensure a safe environment including reducing crime and the fear of crime	(✓)	(✓)	(✓)	Affordable housing contributes towards an inclusive community, where the fear of crime can be reduced
5 To provide accessible and high quality public services and facilities	~	~	~	Affordable housing may enable low paid people to live close to local services.
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	New housing should not be built in areas at risk of flooding.
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	Insignificant effect
9 Reduce emissions of greenhouse gases	~	~	~	
10 Conserve and enhance the biodiversity of the District	~	~	~	
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most	~	~	~	

versatile agricultural land), landscape, historic and built environment				
12 Reduce the need to travel by car and promote alternative methods of transport	~	~	~	
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	(✓)	(✓)	(✓)	Affordable housing must be built to Code for Sustainable Homes Level 3 thereby promoting energy efficiency
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	✓	✓	✓	Option recognises the economic disparities within the District and requires a higher percentage of affordable housing in the more affluent north of the District and in certain more affluent rural areas and settlements, where house prices are less affordable. Provision of affordable housing will help local people remain in the area and will contribute towards the local labour pool, this option particularly should benefit the villages in terms of provision of affordable homes.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	~	
20 Develop and maintain a skilled workforce to support long term competitiveness	(✓)	(✓)	(✓)	Ensures that housing is available for low paid workers unable to access market housing
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	
Conformity with other policy/initiatives PPS3 30% 30% affordable housing target Government target of 40% (for the north of the District)				

Non-conformity
Summary The option presents an improvement in sustainability terms compared to option 1 and 2, this is due to the requirement for affordable dwellings being increased from 30% to 35% for the south of the district and 40% for the rest of Wealden, a further increase to 50% is identified for the rural areas and within specified rural settlements (more information will subsequently provide for more detailed assessment). In recognising the economic and affordability disparities between the north and the south and between the towns and the rural settlements of the District the option should present a more tailored approach to provision throughout the District and remain viable. This approach is more in line with the findings of the HMA and the Housing Viability Study.
Cumulative, synergistic and secondary effects In terms of cumulative and synergistic effects the potential for increased affordable housing provision over the plan period and particularly in areas where affordability issues are particularly acute, should lead to increased vibrancy of village communities, improvements in health and well-being and improved prosperity.
Monitoring proposals Housing Trajectory Housing Completions Gross affordable housing completions Completions and affordable housing completions are monitored at different stages completions when the roof is on and affordable when occupied so the two are not directly comparable - consider changing definitions and monitoring percentage affordable delivered per site.

Option 4 35% across the district, of which 80% social rented. Opportunities for flexibility in this level will be available at the Site Allocations Stage.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	✓	✓	✓	This option would deliver a greater amount of affordable housing than under current arrangements. Whilst it is not the highest possible amount achievable according to the Viability Study and does not recognise the broad economic and social disparities between the north and south of the district it does provide a uniform base from which to administer an equitable arrangement across the district. It

				is not certain that the suggestions of the Viability Study would follow through current market conditions. There will be flexibility for greater delivery and in exceptional circumstances less where viability is an issue on allocated sites, which will be considered at the Site Allocations Stage. This approach maybe a more realistic option, that is in practice easier to facilitate and administer and perhaps more likely to be achievable in the round.
2 Improve the health and well being of the population	✓	✓	✓	Good quality, affordable homes should help to improve the health and well being of the population.
3 Promote social inclusion and create/ sustain vibrant communities	✓	✓	✓	The delivery of 35% affordable housing across the district should help to sustain vibrant communities and promote social inclusion.
4 To ensure a safe environment including reducing crime and the fear of crime	(✓)	(✓)	(✓)	
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	
9 Reduce emissions of greenhouse gases	~	~	~	
10 Conserve and enhance the biodiversity of the District	~	~	~	
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	
12 Reduce the need to travel by car and promote alternative methods of transport	~	~	~	

13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	(✓)	(✓)	(✓)	Affordable housing must be built to Code for Sustainable Homes Level 3 thereby promoting energy efficiency
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	(✓)	(✓)	(✓)	The option does not seek to redress the economic imbalance between the north and south of the district, however it is aiming to increase the provision of affordable housing currently being delivered and this combined with an appropriate threshold for delivery could significantly increase the access to affordable homes, which should help to enhance the prosperity of the district.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	~	
20 Develop and maintain a skilled workforce to support long term competitiveness	(✓)	(✓)	(✓)	Helps to ensure housing is available for lower paid workers who are unable to access market housing.
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	
Conformity with other policy/initiatives PPS3 30% affordable housing target				
Summary The option provides a potentially more realistic approach to affordable housing provision across the district, which is not governed by postcode lines which may be subsequently open to challenge. This more straightforward option will provide the baseline expectation for delivery across the district with the ability of certain sites to provide more being explored at the Site Allocations stage. As expected the option would be beneficial for the social objectives and help to support some economic objectives. The ability to deliver this option is reasoned to be greater than with other options and less open to difficulties in its administration.				

Cumulative, synergistic and secondary effects Increased affordable housing provision over the plan period
Monitoring proposals Housing Trajectory Housing Completions Gross affordable housing completions Completions and affordable housing completions are monitored at different stages completions when the roof is on and affordable when occupied so the two are not directly comparable - consider changing definitions and monitoring percentage affordable delivered per site.

Summary

Options two and three could offer the best potential to maximise affordable housing provision if the Housing Viability Study market analysis is still relevant and if the demarcation of the district stands up to scrutiny. Option 3 however would need the rural area and settlements defined and such a policy could be more complex to administer and further open up potential disputes as to where the boundaries should be. Option 4 may offer a more realistic and achievable approach less susceptible to challenge. Recent permissions for sites around Hailsham are showing that 35% is not currently viable on these sites, however the SA would not advise lowering the threshold as viabilities are in constant flux, the affordable housing need is high and the plan period is until 2030. Furthermore the flexibility in Options 2, 3 and 4 that Site Allocations may alter the requirement on a site-by-site basis allows the best approach to be taken as more detailed appraisal and viability work is undertaken.

Threshold

It is not considered realistic to test a threshold of 0 as the administrative requirements for processing every application for affordable housing would be too onerous and not financially viable for the Council to operate. Therefore the following options are considered realistic and are tested for sustainability.

Option A: (current approach) A threshold of 10 or more dwellings for the towns of Crowborough, Uckfield, Heathfield, Hailsham and Polegate and a threshold of 3 or more dwellings elsewhere.				
SA Objective	**Assessment**			**Comments / Proposed Mitigation**
	Short term	**Medium term**	**Long Term**	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	X	X	X	Recent completions show that smaller sites are more significant within the towns than elsewhere and opportunities to deliver affordable housing are being lost. Only 41% of all completions for the town parishes are for 10 or more dwellings, therefore on 59% of all completions there is no affordable housing being delivered.
2 Improve the health and well being of the population	(X)	(X)	X	Access to decent housing that is affordable can be fundamental to good health and well being, current levels of housing need indicate that there is a high proportion of people unable to afford the accommodation they need and with the continuation of the current approach in relation to thresholds this situation is likely to worsen over the longer term.
3 Promote social inclusion and create/ sustain vibrant communities	(X)	(X)	X	Housing need and the lack of appropriate housing can lead to issues of social exclusion and deprivation, this could worsen over the long term if the current trend of delivery thresholds are maintained.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	
9 Reduce emissions of greenhouse gases	~	~	~	

10 Conserve and enhance the biodiversity of the District	~	~	~	
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	
12 Reduce the need to travel by car and promote alternative methods of transport	~	~	~	
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	(X)	(X)	X	Rising housing needs will not help to maintain and enhance the prosperity of the district, access to a decent, affordable home can underpin peoples ability to find and remain in work.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	~	
20 Develop and maintain a skilled workforce to support long term competitiveness	(X)	(X)	X	Access to a decent, affordable home can underpin peoples ability to find and remain in work and influences their ability to improve their skills level through sustained work.
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	
Conformity with other policy/initiatives PPS3 Housing - national indicative threshold 15 - LA's can go lower				

Non-conformity
Summary Evidence is showing that this approach is not delivering sufficient affordable housing, particularly it is not maximising opportunities to deliver affordable housing within the town parishes. If this approach continues the housing need will continue to rise and there could be significant issues in the long term for housing needs, health, well being and social exclusion and deprivation.
Cumulative, synergistic and secondary effects Significant issues in the long term for housing needs, health, well being and social exclusion and deprivation.
Monitoring proposals Residential completions by site size Affordable housing delivery

Option B: A threshold of 10 or more dwellings for the towns of Crowborough, Uckfield, Heathfield, Hailsham and Polegate and a threshold of 0 or more dwellings elsewhere.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	X	X	X	Recent completions show that smaller sites are more significant within the towns than elsewhere and opportunities to deliver affordable housing are being lost. Only 41% of all completions for the town parishes are for 10 or more dwellings, therefore on 59% of all completions there is no affordable housing being delivered. There may be opportunity to deliver more affordable units in the rural areas through this option, though they may not be delivered on site for the smallest sites. Furthermore there may not be a desire for single units across the rural areas when considered from the administrative purposes of a RSL.
2 Improve the health and well being of the population	(X)	(X)	(X)	Access to decent housing that is affordable can be fundamental to good health and well being, current levels

				of housing need indicate that there is a high proportion of people unable to afford the accommodation they need and with the continuation of the current approach for town parishes in relation to thresholds this situation is likely to worsen over the longer term. There may be better opportunity to deliver more affordable units in the villages, although this may not be delivered on site for the smallest sites.
3 Promote social inclusion and create/ sustain vibrant communities	(X)	(X)	X	Housing need and the lack of appropriate housing can lead to issues of social exclusion and deprivation, this could worsen over the long term if the current trend of delivery thresholds are maintained.
4 To ensure a safe environment including reducing crime and the fear of crime				
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	
9 Reduce emissions of greenhouse gases	~	~	~	
10 Conserve and enhance the biodiversity of the District	~	~	~	
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	
12 Reduce the need to travel by car and promote alternative methods of transport	~	~	~	
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	

14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	(X)	(X)	X	Rising housing needs will not help to maintain and enhance the prosperity of the district, access to a decent, affordable home can underpin peoples ability to find and remain in work.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	~	
20 Develop and maintain a skilled workforce to support long term competitiveness	(X)	(X)	X	Access to a decent, affordable home can underpin peoples ability to find and remain in work and influences their ability to improve their skills level through sustained work.
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	
Conformity with other policy/initiatives PPS3 Housing - national indicative threshold 15 - LA's can go lower				
Non-conformity				
Summary Option would not maximise opportunities to deliver affordable housing within the town parishes. There should be more scope to achieve higher levels of affordable housing delivery in the rural areas with this option but not all additional potential will be realised on site as the smallest sites may not be viable to deliver on site.				
Cumulative, synergistic and secondary effects Significant issues in the long term for housing needs, health, well being and social exclusion and deprivation particularly in the town parishes.				

Monitoring proposals
Residential completions by site size Affordable housing delivery

Option C: A threshold of 5 across the District.				
SA Objective	**Assessment**			**Comments / Proposed Mitigation**
	Short term	**Medium term**	**Long Term**	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	✓	✓	✓	Opportunity to improve delivery of affordable units on smaller sites within the town parishes - potential for an additional 17%+ of completions would come under the threshold (projecting past trends forward). It is unclear what the effect would be for the rural areas as the evidence does not distinguish those that are between 3 and 5 that fall under the current policy threshold.
2 Improve the health and well being of the population	(✓)	(✓)	(✓)	In providing improved access to good quality affordable housing the option would also be contributing to the health and well being of the population.
3 Promote social inclusion and create/ sustain vibrant communities	(✓)	(✓)	(✓)	In providing improved access to good quality affordable housing the option would also be contributing to promoting social inclusion and creating vibrant communities.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	

8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	
9 Reduce emissions of greenhouse gases	~	~	~	
10 Conserve and enhance the biodiversity of the District	~	~	~	
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	
12 Reduce the need to travel by car and promote alternative methods of transport	~	~	~	
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	(✓)	(✓)	(✓)	In providing improved access to good quality affordable housing the option would also be contributing to maintaining the prosperity of the district and increasing the vitality of rural villages
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	~	
20 Develop and maintain a skilled workforce to support long term competitiveness	(✓)	(✓)	(✓)	In providing improved access to good quality affordable housing the option would also be contributing to maintaining a skilled workforce.
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and	~	~	~	

knowledge based economy				
Conformity with other policy/initiatives PPS3 Housing - national indicative threshold 15 - LA's can go lower				
Non-conformity				
Summary Option should provide an opportunity to deliver a greater amount of affordable housing within the towns and maximise opportunities for provision on smaller sites. The situation for the rural areas is less clear as the option raises the existing threshold from 3 to 5 and the evidence regarding residential completions does not distinguish between sites of 3 and 5. It is likely however that sites of between 3 and 5 may not deliver the affordable component on-site due to viability reasons. It may be assumed therefore that the slight increase in the rural threshold would not unduly limit the provision of affordable housing, whilst the reduction in the threshold for towns from 10 to 5 would significantly increase the amount of affordable housing that could be delivered.				
Cumulative, synergistic and secondary effects Greater provision of affordable housing and a reduction in housing need.				
Monitoring proposals Residential completions by size Affordable housing completions (and as a % of all completions by size)				

Summary

Option C clearly offers the best potential to maximise affordable housing delivery on sites across the district. Options A and B would not address the current problem of high affordable housing need or capture provision on the higher proportion of sites in town parishes.

Draft policy

Is a combination of option 4 and option C

Draft Policy: New housing developments will be expected to provide for a mix of dwelling size, type and tenure that meet the identified housing needs of the community. The Council will seek to secure affordable housing on sites of 5 or more dwellings (gross).

Affordable housing will be sought at a level of 35% of the number of dwellings in any scheme.

Where sites are allocated in a Site Allocations Development Plan, that document may specify a different, and potentially higher, housing target, having regards to the findings of the affordable housing viability study and any site specific considerations.

Affordable housing provision should incorporate a mix of tenures. The Council will negotiate the exact tenure split on each site. However, the presumption is that around 80% of the total number of affordable homes provided will be for social rented accommodation.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	✓	✓	✓	The draft Policy should maximise opportunities to deliver affordable housing across the district, however recent completions raise questions over the viability of sites in and around Hailsham to provide 35%. It would seem prudent however that the percentage is not set any lower as this may discourage much needed provision where it may be viable. The threshold of 5 across the district should help to maximise the opportunities for sites to deliver the affordable component. The flat rate across the district is a robust approach.
2 Improve the health and well being of the population	✓	✓	✓	There is a correlation between decent affordable housing provision and the health of populations; this Policy helps to address the need for affordable housing and should therefore help to address the objective to improve health and well-being.
3 Promote social inclusion and create/ sustain vibrant communities	✓	✓	✓	Affordable housing contributes towards an inclusive community.

4 To ensure a safe environment including reducing crime and the fear of crime	(✓)	(✓)	(✓)	Affordable housing contributes towards an inclusive community, where the fear of crime can be reduced
5 To provide accessible and high quality public services and facilities	~	~	~	Affordable housing may enable low paid people to live close to local services.
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	New housing should not be built in areas at risk of flooding.
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	Insignificant effect
9 Reduce emissions of greenhouse gases	~	~	~	
10 Conserve and enhance the biodiversity of the District	~	~	~	
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	
12 Reduce the need to travel by car and promote alternative methods of transport	~	~	~	
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	(✓)	(✓)	(✓)	Affordable housing must be built to Code for Sustainable Homes Level 3 thereby promoting energy efficiency
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of	(✓)	(✓)	(✓)	Provision of affordable housing will help local people remain in the area and will contribute towards the local

villages and the rural economy				labour pool.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	~	
20 Develop and maintain a skilled workforce to support long term competitiveness	(✓)	(✓)	(✓)	Ensures that housing is available for low paid workers unable to access market housing
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	
Conformity with other policy/initiatives PPS3 Housing - national indicative threshold 15 - LA's can go lower, The Policy sets out the range of circumstances in which affordable housing will be required and the need to deliver low cost market housing as part of the overall housing mix.				
Summary The draft Policy offers a balanced approach to district-wide provision of affordable housing. As long as the 35% is achievable in the Hailsham area, given the potential issues around infrastructure, land values and amenities, then the Policy should help to improve the delivery of affordable housing thereby improving the access to affordable housing for the people of Wealden. The Policy is suitably flexible to allow site-specific work and future DPDs to set individual percentages for affordable housing for specific sites, with the aim of maximising delivery potential. There may be occasions where the target is lowered due to other cost implications for sites - the implications should be carefully weighed up to ensure the best balanced approach for the community.				
Cumulative, synergistic and secondary effects The Policy should result in a greater provision of affordable housing and a reduction in housing need in the district.				
Monitoring proposals Residential completions by size Affordable housing completions (and as a % of all completions by size) Households on the housing register				

Summary

The draft Policy offers a balanced approach to the district-wide provision of affordable housing as part of an approach to deliver mixed and balanced communities. As long as the 35% is achievable in the Hailsham area, given the potential issues around infrastructure, land values and amenities, then the Policy should help to improve the delivery of affordable housing thereby improving the access to affordable housing for the people of Wealden. The Policy is suitably flexible to allow site-specific work and future

DPDs to set individual percentages for affordable housing for specific sites, with the aim of maximising delivery potential. There may be occasions where the target is lowered due to other cost implications for sites - the implications should be carefully weighed up to ensure the best balanced approach for the community.

Sustainability Appraisal: Background Paper 8

Sustainability Appraisal: Background Paper 8

SA Background Paper 8

SA of the Plan Policies and Strategies

The following list constitutes the Core Strategy DPD Policies and Strategies for the main Towns.

- **WCS 1** - Provision of homes and jobs 2006-2030
- **WCS 2** - Distribution of Housing Growth
- **WCS 3** - Distribution of Employment and Retail
- **WCS 4** - Strategic Development Areas (No SA Necessary)
- **WCS 5** - Managing the release of housing land (No SA Necessary)
- **Town Strategies:**
  - **Crowborough**
  - **Heathfield**
  - **Uckfield**
  - **Hailsham / Hellingly**
  - **Polegate / Willingdon / Stone Cross**
- **WCS 6** - Rural areas strategy
- **WCS 7** - Effective provision of Infrastructure
- **WCS 8** - Affordable Housing
- **WCS 9** - Rural Exception Affordable Housing
- **WCS 10** - The Travelling Community - Provision for Gypsies, Travellers and Travelling Showpeople
- **WCS 11** - The Travelling Community - Provision for Gypsies, Travellers and Travelling Showpeople
- **WCS 12** - Biodiversity
- **WSC 13** - Green Infrastructure

What follows is the detailed SA matrices for each Policy and Strategy, which looks at effects against the SA Framework as well as the cumulative and indirect effects, proposed mitigation and monitoring.

WCS1

Provision of homes and jobs 2006-2030

Land will be identified in subsequent Development Plan Documents for the provision of some 4685 net additional dwellings in Wealden District to provide for 9600 dwellings over the period 2006-2030.

Provision will be made for some net additional 40,000 sq. metres net employment floorspace (B1/B2/B8) to provide for 128,695 sq. metres net employment floorspace and 17,000 sq. metres net additional retail floorspace over the period 2006-2030..

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	( )			The policy seeks to ensure a supply of homes is provided over the Plan period that addresses local need. Affordability is addressed by another policy and sustainable construction will be governed by national building regulations.
2 Improve the health and well being of the population	( )	( )		The health and well-being of the population should improve as housing needs are addressed.
3 Promote social inclusion and create/ sustain vibrant communities	( )	( )		Social inclusion is addressed by this policy - access to housing should improve over the Plan period helping to sustain and create vibrant communities.
4 To ensure a safe environment including reducing crime and the fear of crime	( )	( )	( )	Access to housing and jobs can underpin safer communities.
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	No land for housing will be identified in areas of medium or high flood risk.
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	?	?	?	There is likely to be a substantial requirement for greenfield land to accommodate this level of development, however the Strategies for the Towns will indicate where brownfield land should be considered in priority to greenfield.
8 Reduce air pollution and ensure local air	(x)	(x)	(x)	The provision of new homes, new jobs and new retail

quality continues to improve				premises will be likely to increase air pollution through emissions generated through the construction and operation of new premises as well as through additional traffic generated as a consequence of new homes, jobs and retail facilities.
9 Reduce emissions of greenhouse gases	**(x)**	**(x)**	**(x)**	The provision of new homes, jobs and retail space will not reduce emissions of greenhouse gases in the district. There is some mitigation afforded by the increasing requirements for new buildings to built using sustainable construction techniques and to limit carbon emissions, however there will still be a likely increase in overall emissions with this level of new development.
10 Conserve and enhance the biodiversity of the District	**?**	**?**	**?**	There is potential with this policy to affect the biodiversity within the district, land will be needed to develop the new homes and premises for employment and retail. Other policy, including national policy will direct development to areas that are not protected for their biodiversity and other Core Strategy policy seeks to ensure that opportunities to improve areas for biodiversity will be taken where development can contribute to achieving a net gain in biodiversity and functioning wildlife habitats.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	**?**	**?**	**?**	The district's countryside, particularly around the edges of towns and villages is at risk of change through the addition of new development. It will be of utmost importance in protecting the landscape and built environment to site any new development as carefully as possible to retain important views and links to the countryside and to use high quality design and materials in order to aim to enhance an area by development.
12 Reduce the need to travel by car and promote alternative methods of transport	**?**	**?**	**?**	This policy does not indicate the location of development, though it is understood that the Core Strategy aims to use sustainable locations for new development where journeys to key services and facilities can be made easily by sustainable modes of transport such as foot, cycle or public transport.
13 Minimise waste, maximise the re-use of materials, recycling and composting	**?**	**?**	**?**	Waste will be generated in the construction of new homes and employment premises and through their occupation. Opportunities to re-use, recycle and compost should be

				encouraged through the provision of facilities within developments.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	New development should not affect groundwater quality, no source protection zones would be affected as these are protected. Surface water run-off is controlled by Building Regulations and in sensitive areas such as those that drain into the Pevensey Levels would require SuDS. The promotion of water efficiency is achieved through the Building Regulations and also through the direction for compulsory water metering in the south east.
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	Energy efficiency should be achieved through the Building Regulations and improvements to them planned over the Plan period. New development offers an opportunity to design in energy efficiency features and to encourage the use of renewable energy schemes.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	?	?	?	Local, sustainably produced construction materials could be used in the construction of new homes.
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	( )			Additional employment floorspace, retail floorspace and new dwellings should help to enhance the prosperity of the district.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	( )			The policy should help the provision of a range of jobs that meet local needs through the provision of employment and retail floorspace.
20 Develop and maintain a skilled workforce to support long term competitiveness	( )	( )	( )	The policy is broadly able to contribute to maintaining a skilled workforce and support long-term competitiveness through the provision of new employment and retail floorspace.
21 Stimulate regeneration of town centres	~	~	~	Some new development may be in town centres which could help to kick start regeneration of town centres.
22 Develop a dynamic, diverse, and knowledge based economy	( )	( )	( )	The policy should ensure the delivery of a range of modern employment premises that contributes to developing a diverse and knowledge based economy.

Conformity with other policy/initiatives **PPS1** - making land available for development. The general vision and strategic priorities of the **Sustainable Community Strategy** - ·e.g. Developing our economy, creating jobs and increasing prosperity ·Providing high quality affordable housing
Summary The policy for the provision of homes and jobs will help to address SA Objectives concerning access to good quality homes, the well being of the population, creating vibrant communities, enhancing the prosperity of the district, supporting long-term competitiveness and developing a diverse economy. There are likely to be adverse effects for the SA Objectives to reduce air pollution and greenhouse gas emissions, as such levels of development will contribute to emissions through construction and operation and may generate additional traffic, which could adversely affect air quality. There are a number of question marks for SA Objectives concerning biodiversity, countryside and reducing the need to travel as the policy does not deal with the location of new development and therefore how it might contribute to meeting these SA Objectives is unclear.
Cumulative, synergistic and secondary effects Cumulative and secondary effects are likely to include a reduction in unemployment levels due to greater job opportunities, reduced housing need and improved house price to income ratio, more retail choice and improved ability to shop locally.
Monitoring proposals House price to income ratio Housing completions Unemployment Economic activity Employment growth in high value sectors

WCS 2 Distribution of Housing Growth

Land will be allocated to meet the housing provision of WCS1 in accordance with the following distribution:

Town/settlement	*Built or already committed (dwellings)*	*New allocations (dwellings)*	*Total dwellings (2006-2030)*
Uckfield	*742*	*1000*	*1742*
Hailsham and Hellingly	*1645*	*1300*	*2945*
Polegate and Willingdon	*565*	*700*	*1265*
Stone Cross and Westham	*42*	*650*	*692*
Crowborough	*632*	*300*	*932*
Heathfield	*292*	*160*	*452*
Adjacent to Tunbridge Wells boundary (within Frant Parish)	*0*	*120*	*120*
Rural villages	*971*	*455*	*1426*
Total Wealden	*4889*	*4685*	*9574*

Broad locations for housing development at each of the five town areas in WCS2 are shown as insets on the Key Diagram. Individual sites to meet these housing provisions will be allocated in the Site Allocation DPDs.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	( )			The policy commits to land allocations to meet the housing numbers, which have been locally derived to address housing need and promote sustainable levels of housing growth in Wealden to provide greater opportunity for more people to live in good quality affordable homes.
2 Improve the health and well being of the population	( )	( )	( )	Appropriate housing and access to housing can be linked to the health and well being of the population and the distribution of growth has been determined from local need arising.

3 Promote social inclusion and create/ sustain vibrant communities	( )	( )	( )	Better access for all to good quality housing should help to promote social inclusion, further the broad locations identified are done so on the basis of maximising social inclusion opportunities and promoting vibrant communities.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	
5 To provide accessible and high quality public services and facilities	( )	( )	( )	The policy doesn't relate to services and facilities directly however the broad locations have been chosen based upon sustainability criteria including the accessibility to services and facilities and/or the need to deliver services and facilities as part of any new development.
6 To reduce the risk of flooding and the consequential damage to property and public well being	( )	( )	( )	The broad locations have been chosen in line with the SFRA and do not include areas at medium or high flood risk and should therefore result in reducing the risk of flooding to greater proportion of the population.
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	(x)	(x)	(x)	The broad locations require a significant amount of greenfield land, where it may not necessarily be appropriate to encourage higher densities and it is not clear that brownfield locations would be prioritised. There is some town centre regeneration proposed, which should make efficient use of land and encourage higher densities.
8 Reduce air pollution and ensure local air quality continues to improve	(x)	(x)	(x)	Development of the greenfield locations will not reduce air pollution. Additional traffic will be introduced to previously green land and the construction and operation of this level of new housing is likely to adversely affect air quality. Mitigation measures will help to contain the impact and the choice of broad locations should promote the ability to use sustainable modes of transport for jobs, services and facilities. Notwithstanding the promotion of sustainable transport people are still prone to using cars even for short journeys.
9 Reduce emissions of greenhouse gases	~	~	~	The distribution of growth is not considered to significantly impact on this (the scale of growth has already been assessed to adversely affect this Objective)
10 Conserve and enhance the biodiversity of the District	?	?	?	The broad locations are predominantly greenfield and there will be a direct loss of some biodiversity - to be replaced with buildings, however there will be mitigation in place to reduce any on-site loss and further for contributions to

				biodiversity on a district level and particularly retaining important wildlife links and corridors as well as habitat creation, so the net result could be achieved such that there is no net loss of biodiversity. Monitoring will be required to understand better the implications.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	**?**	**?**	**?**	Landscape assessment has guided the decision on the broad locations and distribution of growth and further landscape work will be considered at the Site Allocations DPD stage. Such locations could help to increase the access to the district's countryside. There may be a loss of some agricultural land but it is unclear what grade this is.
12 Reduce the need to travel by car and promote alternative methods of transport	( )	( )	( )	The broad locations for development have been chosen using the sustainability criteria including reducing the need to travel by car and promoting sustainable methods of transport and good links to services and facilities.
13 Minimise waste, maximise the re-use of materials, recycling and composting	**~**	**~**	**~**	The distribution of development is not thought to significantly affect this Objective.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	**?**	**?**	**?**	The south east is a water stress area and water efficiency should be considered as part of any new development - new builds in the south of the district that fall within the Pevensey Levels catchment will be required to consider carefully and reduce and mitigate their potential impact on this water system as well as employ high standards of water efficiency.
15 Promote energy efficiency measures and encourage the use of renewable energy	**~**	**~**	**~**	Opportunities for renewable energy and other energy considerations for individual sites will be considered at the Site Allocations DPD stage.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	**~**	**~**	**~**	There may be opportunities at the Site Allocations Stage to consider the use of local, sustainably produced products.
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	( )	( )	( )	The distribution of housing growth has been guided by the opportunities to deliver new employment and meet housing and employment needs and therefore should contribute to enhancing the prosperity of the district.
18 Promote sustainable tourism	**~**	**~**	**~**	
19 Ensure high and stable levels of	**~**	**~**	**~**	

employment and provide support for small firms and local businesses				
20 Develop and maintain a skilled workforce to support long term competitiveness	~	~	~	
21 Stimulate regeneration of town centres	( )	( )	( )	The broad locations for housing for Crowborough include the town centre, which should help to stimulate regeneration of the town centre.
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	
Conformity with other policy/initiatives **PPS1** - making land available for development, ensuring that development supports existing communities. **Planning and Climate Change - Supplement to Planning Policy Statement 1** - provide patterns of urban growth, reduce the need to travel especially by car. **PPS25 -** reduce flood risk to and from new development				
Summary The distribution of growth supports the social objectives to provide homes for everyone, to promote social inclusion and access to services and facilities as the distribution has been guided by need arising and the ability of locations to offer new and existing residents improved access to services and facilities. This last point also serves to help produce a sustainable pattern of development in relation to reducing the need to travel, particularly by car. Within all the locations identified any areas of medium or high flood risk that may encroach into a broad area will not be built upon and so the overall distribution should help to reduce the risk of flooding in the district. The predominant use of land for new housing growth will be greenfield land and so the ability to prioritise brownfield land is not possible, furthermore it may not be appropriate in the main to encourage high densities if this is not in keeping with the surrounding area and any landscape limitations, therefore there is a potential for adverse effects for this Objective. This use of greenfield land is also likely to magnify the impacts on air quality as current greenfield or agricultural land will in future be residential locations with its associated car use and air quality implications. There are question marks for biodiversity and landscape as further detail is required to accurately assess this and the Site Allocations stage will be a more appropriate place to understand more fully the net results for the Biodiversity and Landscape Objectives. The locations for housing growth are broadly supportive of the economic objectives as they have also been guided to an extent by employment opportunities and the need for economic growth and uplift.				
Cumulative, synergistic and secondary effects Enhanced vibrancy for the towns and villages of the district, with better opportunities for needs being met locally.				
Monitoring proposals Use of public transport Housing need arising Air quality				

WCS 3 Distribution of Employment (B Class) and Retail (convenience and comparison)

Land will be allocated to meet the employment and retail provision of WCS1 in accordance with the following distribution:

Town/settlement	Employment Built or already committed 2006 to 2030	Employment New allocations 2006 to 2030	Additional Retail 2006 to 2030
Crowborough	6235	0	0
Heathfield	0	0	0
Uckfield	2916	12650	10707
Hailsham	9704	8650	6230
Polegate / Stone Cross	11060	16890	0
Rural villages	41969	0	0
Total Wealden	71861	38190	16937

Broad locations for employment and retail development at each of the five town areas in WCS2 are shown as insets on the Key Diagram. Individual sites to meet these provisions will be allocated in the Site Allocation DPDs.

The release of land for housing will be managed in order to release the levels of development identified in WCS2 in line with the housing trajectory.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	~	~	~	
2 Improve the health and well being of the population	( )	( )	( )	Improved access to employment opportunities should contribute to the health and well-being of the population.
3 Promote social inclusion and create/ sustain vibrant communities	( )	( )	( )	Improved access to employment opportunities should contribute to sustaining vibrant communities.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	
5 To provide accessible and high quality public services and facilities	~	~	~	

6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	Areas within any broad location that are at medium or high flood risk will not be used for development.
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	( )	( )	( )	The retail and employment provision for the district focuses on town centre and existing employment area (brownfield) regeneration opportunities, particularly for Crowborough, Uckfield and Hailsham, as well as some being accommodated on the larger greenfield allocations.
8 Reduce air pollution and ensure local air quality continues to improve	?	?	?	The distribution of employment, making best use of existing sites and town centre opportunities should help to contain the potential for increased air pollution, though the creation of additional employment activities on greenfield sites could add to air pollution and hence have an adverse effect on this Objective. Monitoring will be required to assess the impact.
9 Reduce emissions of greenhouse gases	~	~	~	
10 Conserve and enhance the biodiversity of the District	?	?	?	The distribution does include a focus on existing built up areas but also includes some development on greenfield sites, which may adversely affect biodiversity. More detail and improved understanding of the impacts will be possible at the Site Allocations stage.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	?	?	?	There may be potential for adverse effects on landscape from the development of greenfield allocations, though the locations chosen avoid the more sensitive landscape areas. More detail and improved understanding of the impacts will be possible at the Site Allocations stage.
12 Reduce the need to travel by car and promote alternative methods of transport	( )	( )	( )	The distribution of new employment and retail should help to reduce the need to travel by improving local job and retail prospects for local residents.
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	?	?	?	More detail will be available at the Site Allocations stage but there should be no adverse effects for this Objectives through mitigation and avoidance techniques.
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	
16 Reduce the global, social and	~	~	~	Improvements to town centres could provide improved opportunities for local markets

environmental impact of consumption of resources by using sustainably produced and local products				opportunities for local markets.
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	( )	( )	( )	Overall the distribution of employment and retail allocations should, over the Plan Period, help to enhance the prosperity of the district. The regeneration of town centres in Uckfield and Hailsham should be good for enhancing prosperity and provide benefits for their surrounding rural communities.
18 Promote sustainable tourism	~	~	~	Improvements to town centres could help to draw in more visitors.
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	( )	( )	( )	The distribution of retail and employment, allocations particularly in the south of the district should contribute to reducing unemployment by providing improved job opportunities in areas of need.
20 Develop and maintain a skilled workforce to support long term competitiveness	~	~	~	
21 Stimulate regeneration of town centres	( )	( )	( )	Uckfield and Hailsham in particular.
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	
Conformity with other policy/initiatives **PPS1** - making land available for development. The general vision and strategic priorities of the **Sustainable Community Strategy** - ·e.g. Developing our economy, creating jobs and increasing prosperity. **PPS6** - Planning for the growth and development of existing centres; Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all. **PPS4** - · A good range of sites identified for economic development and mixed-use development.				
Summary The distribution of employment and retail seeks to enhance existing centres and direct employment opportunities to those areas of the district where enhancing employment opportunities could have a real beneficial impact on reducing inequalities and disparities in economic performance across the district. A balance of employment with new housing growth in similar distributions should help to improve the vitality of settlements within the district. No new floorspace is allocated within the rural areas, however as can be seen from the table a substantial amount is already built or committed, other policy will guide the diversification and reuse of land and buildings within the rural area. Some uncertainty surrounds the environmental objectives and more clarity will be possible at the Site Allocations Stage.				

Cumulative, synergistic and secondary effects Cumulative effects may include reduced unemployment and enhanced vibrancy of key settlements, but it may also include a rise in air pollution through an increase in traffic movements.
Monitoring proposals Unemployment and the distribution of unemployment Air quality and the requirement for AQMAs Vacant retail units in town centres

Continue the role of Crowborough as a District Centre serving its local community and surrounding area (as shown on the key diagram inset) by: **1. Supporting appropriate development within the built up area contained within the development boundary, which will be reviewed as part of the site allocation DPD;** **2. Providing for housing demand and need by allocating a range of deliverable housing sites for around 300 homes. Sites for housing development will be identified and phased through the site allocation DPDs within the following broad locations and priority order (subject to regular monitoring of housing delivery):** **· Around 140 homes within the urban area, including land in the town centre at Pine Grove (SD8) and Jarvis Brook (SD9)** **· Around 160 homes within the extension to the urban area to south east of Crowborough (SD10)** **· Potentially, if required, around 140 homes within the extension to the north of the A26 (reserve site, within AONB, which may be required subject to the deliverability of housing at the preferred locations. It will not be required if the capacity is met at the broad locations listed above).** **3. Encourage employment growth to increase the range of local job opportunities by supporting the provision of office space and commercial premises within the town in appropriate locations;** **4. Supporting an increase or the improvement in retail floorspace offer in the town centre to increase the retail attractiveness of Crowborough and to help consolidate the primary retail core of the town;** **5. Support improving linkages between the primary shopping core and other areas of the town;** **6. Support measures which help reduce the impact of vehicular traffic on the town centre and improve the pedestrian and cyclist environments;** **7. Supporting improvements to the range and diversity of social, community and cultural services and facilities, including the provision of a new multi-purpose community building within the town centre at the Pine Grove site, whilst seeking to retain employment provision;** **8. Continuing to work with Crowborough Town Council to build on their town visioning work and to ensure that this is developed in conjunction with the Delivery and Site Allocations DPD;** **9. Encouraging tourist opportunities for visitors, by supporting additional visitor accommodation, interpretation facilities and other attractions and helping establish the farmers' market as a central feature of the town's offer** **10. Ensuring relevant developments make an appropriate contribution to the planned and timely provision of suitable alternative natural green space, which will provide an alternative recreational destination for local people, and other mitigation measures on the Ashdown Forest** **11. Defining a 400m exclusion zone around the SPA/SAC within which net additional dwellings will not be permitted**

SA Objective	Assessment	Comments / Proposed Mitigation

	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	( )			The Strategy for Crowborough is contributing to this Objective through the provision of 300 homes over the plan period strengthened by the inclusion of a reserve site for housing delivery as a contingency measure should the primary locations fail to deliver as required in the Plan Period.
2 Improve the health and well being of the population	( )			The provision of additional housing, social facilities and greenspace should all contribute to health and well-being of the population.
3 Promote social inclusion and create/ sustain vibrant communities				Meeting housing demand particularly in areas of deprivation including Jarvis Brook and improving social, community and cultural services and facilities should help to promote social inclusion and sustain vibrant communities.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	Improvements to social and community facilities and improved job opportunities can help contribute to reducing crime, but this Strategy does not make specific reference to reducing crime or the fear of crime.
5 To provide accessible and high quality public services and facilities	( )			The provision of a new multi-purpose community building within the town centre and improvements to other public services and facilities will contribute to this Objective as will the improvement of linkages across the town.
6 To reduce the risk of flooding and the consequential damage to property and public well being	( )	( )	( )	No areas at high or medium risk of flooding will be developed
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	( )	( )	( )	Some development including the Pine Grove site will be contributing to making efficient use of land and the direction to develop within the development boundary should help to promote the use of brownfield site, though there may be a quantum of development necessary on greenfield sites.
8 Reduce air pollution and ensure local air quality continues to improve	?	?	?	Measures which help reduce the impact of vehicular traffic on the town centre and improve the pedestrian and cyclist environments should help to contribute to reducing air pollution, however the development of 300 additional

				homes, encouraging employment growth and the redevelopment of sites in the town, which will generate air pollution in their construction may offset any gain from improving cycle and pedestrian environments.
9 Reduce emissions of greenhouse gases	(x)	(x)	(x)	The provision of new homes and employment spaces and improved retail space will not reduce emissions of greenhouse gases in Crowborough. There is some mitigation afforded by the increasing requirements for new buildings to built using sustainable construction techniques and to limit carbon emissions, however there will still be a likely increase in overall emissions with this level of new development.
10 Conserve and enhance the biodiversity of the District	?	?	?	The exclusion zone around the Ashdown Forest and the creation of additional natural green space will help to minimise the impact of development in Crowborough on the Ashdown Forest.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	( )	( )	( )	Locations within the AONB not preferred as priority for development is within the development boundary therefore this should help to conserve the district's countryside and landscape quality. No reference to historic built environment but other policy in subsequent DPDs would seek to minimise or remove adverse effects.
12 Reduce the need to travel by car and promote alternative methods of transport	( )			The Strategy, by locating development within the development boundary and improving linkages with the town centre, could help to reduce the need to travel by car. Measures which help reduce the impact of vehicular traffic on the town centre and improve the pedestrian and cyclist environments could also contribute to this objective. Improvements to the job and retail offer may also help to reduce the need to travel further a field for these services.
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	Policies to minimise waste and maximise re-use, recycling and composting are covered by DPDs produced at the County Council Level.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	

16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	( )	( )	( )	Helping establish the farmers' market as a central feature of the town's offer addresses this SA Objective.
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	( )	( )	( )	Increasing the range of local job opportunities by supporting the provision of office space and commercial premises should help to enhance the prosperity of the district.
18 Promote sustainable tourism	( )			Encouraging tourist opportunities for visitors, by supporting additional visitor accommodation, interpretation facilities and other attractions should help promote sustainable tourism.
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	( )			Increasing the range of local job opportunities by supporting the provision of office space and commercial premises, new and improved retail space and tourist attractions and facilities will help to provide a range of jobs that meets local needs.
20 Develop and maintain a skilled workforce to support long term competitiveness	~	~	~	The Strategy does not specifically deal with the educational needs of the population of Crowborough. Providing an increase in job opportunities can help to maintain a skilled workforce, however increasing the number of people attending further education and training opportunities could help to develop a skilled workforce.
21 Stimulate regeneration of town centres	( )			The Strategy has a clear focus on the town centre with proposed retail enhancement, improved linkages to the town centre from outlying areas and the redevelopment of the Pine Grove site all contributing to stimulate regeneration of the town centre.
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	Increasing the range of local job opportunities by supporting the provision of office space and commercial premises could include for the knowledge based economy.

Conformity with other policy/initiatives **PPS1** · Making suitable land available for development; Contributing to sustainable economic development; Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, livable, and mixed communities with good access to jobs and key services. **PPS6** - Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all. **Crowborough Town Council visioning** work. **Sustainable Community Strategy** - Developing our economy, creating jobs and increasing prosperity; Improving travel choices and access to services. **AA Ashdown Forest**.
Summary The Strategy for Crowborough has overall beneficial effects for the SA Objectives with the possible exception of the Objective to reduce greenhouse gas emissions and an uncertain result for biodiversity and reducing air pollution. Monitoring proposals should seek to monitor these areas. The Strategy should provide a balanced approach to sustainable development in Crowborough, seeking to deliver growth in sustainable locations and focus on the regeneration opportunities of the central area and improving sustainable transport links to and from the central area.
Cumulative, synergistic and secondary effects Possible cumulative and secondary effects could include the increased draw of the town centre for Crowborough residents and from surrounding villages, which may increase the volume of traffic in Crowborough having possible knock-on effects for air quality. Housing demand should decrease as new dwellings are built to meet the local needs. The improvement in community facilities, social and cultural facilities and tourism attractions and accommodation could help to improve the vibrancy of the town.
Monitoring proposals Air quality Visitors to the Ashdown Forest Tourism business income (& Green Tourism Business Scheme) Housing need Unemployment Service improvement (& satisfaction with community services and facilities)

Continue the role of Heathfield as a Service Centre serving its local community and surrounding area (as shown on the key diagram inset) by:

1. Supporting appropriate development within the built up area contained within the development boundary, which will be part of the review of development boundaries in the site allocation DPD;
2. Meeting the housing and community needs of Heathfield by allocating deliverable housing sites for around 150 homes on land adjacent to the urban area to the north west of Heathfield (SD11). Sites for housing development within this broad location will be identified and phased through the site allocation DPDs;
3. Encourage opportunities to enhance recreational facilities by supporting the development of a swimming pool;
4. Support employment growth and increase the range of local job opportunities by encouraging small-scale new employment development around the town and improving and intensifying the use of existing employment areas and, where appropriate, expanding them;
5. Support improved public transport connections with neighbouring settlements;
6. Continuing to work with Heathfield and Waldron Parish Council, and other partners, to build on their visioning reports, and to ensure that this is developed in conjunction with the Delivery and Site Allocations DPD.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	( )			The Strategy aims to meet the housing need by delivering 150 new dwellings over the Plan Period and identifying the broad area that will be phased in release to meet the development needs.
2 Improve the health and well being of the population	( )	( )	( )	The development of new recreational facilities as well as new local job opportunities and meeting the housing need should all contribute to improving the health and well-being of the population.
3 Promote social inclusion and create/ sustain vibrant communities	( )	( )	( )	The Strategy is seeking to promote vibrant communities through improving public transport links, employment opportunities and recreational facilities.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	Improvements to social and community facilities and improved job opportunities can help contribute to reducing crime, but this Strategy does not make specific reference to reducing crime or the fear of crime.
5 To provide accessible and high quality public services and facilities	( )	( )	( )	Improvements to public transport connections with neighbouring settlements should help to improve access to public services and facilities.

6 To reduce the risk of flooding and the consequential damage to property and public well being	( )	( )	( )	No development will take place in medium or high flood risk areas.
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	improving and intensifying the use of existing employment areas and supporting development within the built up area should make efficient use of land, however the predominant new housing development will be on greenfield land.
8 Reduce air pollution and ensure local air quality continues to improve	?	?	?	The development of 150 new dwellings over the Plan Period as well as intensification and expansion of employment areas is likely to lead to an increase in air pollution through construction processes as well as ongoing operational aspects including potential for an increase in traffic and associated air pollution. Improving public transport links to neighbouring settlements could go some way to mitigating these effects and monitoring will be necessary to understand any particular hotspots for pollution.
9 Reduce emissions of greenhouse gases	(x)	(x)	(x)	150 new homes and an increase in employment floorspace and number of businesses operating in the area and new recreational facilities will result in an increase in carbon emissions through increased requirements for heating, lighting and equipment operation as well as possible increase in traffic and associated greenhouse gas emissions.
10 Conserve and enhance the biodiversity of the District	?	?	?	The Strategy does not contain any mitigation for biodiversity loss which may result from the development of greenfield land for 150 homes, however other Policy in subsequent DPDs that allocate the land for development would address this issue.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	(x)	(x)	(x)	The Strategy identifies land within the AONB for the development of the 150 new homes. Options within the Heathfield area to deliver this level of housing are limited and predominantly lie within the AONB, therefore it is unavoidable in meeting the housing needs of the Heathfield area to avoid the AONB. Mitigation will be delivered through the Site Allocations DPD.

12 Reduce the need to travel by car and promote alternative methods of transport	( )	( )	( )	The Strategy supports the improvement to public transport facilities between Heathfield and surrounding settlements which promotes alternative forms of transport to the car. The location of new development proposed for Heathfield is such that links to the town centre by foot and cycle can be created and promoted and incentivised over and above using the car for local trips.
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	Policies to minimise waste and maximise re-use, recycling and composting are covered by DPDs produced at the County Council Level.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	( )			The Strategy seeks to support employment growth and increase the range of local job opportunities, which should have beneficial effects for the prosperity of the district and may impact on increasing the vitality of the rural economy as Heathfield is situated in a rural area.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	( )			By encouraging small-scale new employment development around the town the Strategy is providing support for small firms and businesses.
20 Develop and maintain a skilled workforce to support long term competitiveness	~	~	~	The Strategy does not explicitly deal with educating the workforce or providing training opportunities, however the improved provision of job opportunities and new and small business spaces could help to maintain the skilled workforce and support long term competitiveness.
21 Stimulate regeneration of town centres	~	~	~	The town centre is not a particular focus of the Strategy, though improved links to the town centre from neighbouring settlements by public transport could help to maintain the vibrancy of the town centre.

22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	The improved provision of job opportunities and new and small business spaces could help promote and facilitate a knowledge based economy through the potential for modern purpose built spaces.
Conformity with other policy/initiatives **PPS1** · Making suitable land available for development; Contributing to sustainable economic development; Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, livable, and mixed communities with good access to jobs and key services. **Heathfield and Waldron Parish Council** visioning reports. **PPG17** - Support for rural renewal (access to recreational facilities contribute to the well being of people living in rural areas). **Sustainable Community Strategy** -a broad range of opportunities to improve quality of life, health and wellbeing, including sport, leisure, recreation and the arts				
Summary The Strategy for Heathfield is showing beneficial effects for the SA Objectives for housing, health, social inclusion, access to services and facilities, reducing the need to travel, enhancing the district's prosperity and supporting small firms and local businesses. Adverse effects are possible for greenhouse gas emissions and landscape impacts and mitigation will be necessary in the Site Allocations DPD to ensure adverse effects are minimised. Uncertain outcomes for air pollution and biodiversity and it is likely that subsequent Site Allocations DPDs will need to address mitigation for possible adverse effects.				
Cumulative, synergistic and secondary effects Cumulative effects may include an increase in entrepreneurship in the area and an increase in small business start ups and small business expansions.				
Monitoring proposals Business start ups Small businesses showing employment growth Housing need Unemployment Population within 20 minutes of a sports facility				

Enhance the role of Uckfield as a District Centre serving its local community and surrounding area (as shown on the key diagram inset) by:

1. Supporting appropriate development within the built up area contained within the development boundary, which will be reviewed as part of the site allocation DPD;
2. Continuing to meet the housing and community needs of the District and Uckfield by:
· allocating land for housing as part of comprehensive redevelopment of the retail centre; and
· allocating land for around 1000 homes and 12,650 sqm employment floorspace and education provision as an extension to the urban area to the west of New Town (SD1). The allocation of land is subject to the provision of a suitable access and a number of other factors to be addressed in the relevant allocations DPD which increases the risk of delivery, if development has not commenced on this site by 2016 a review of the Core Strategy in relation to the Uckfield area will be required ;
3. Creating new open spaces and increasing the accessibility of existing open spaces to provide a greenspace network as part of the proposed town extension, and which provides opportunities for walkers, riders and cyclists. This will incorporate a green corridor to the west and south of the town which will link to existing recreational and landscape features including and provide a suitable alternative natural green space to mitigate potential impacts of additional population growth on the Ashdown Forest;
4. Supporting the creation of additional amenity and open space along the river corridor;
5. Supporting employment growth and increase the range of local job opportunities by encouraging the provision of office space and commercial premises around the town;
6. Supporting the sensitive redevelopment and expansion of the town centre, including additional retail floorspace of 10,707 as part of a comprehensive scheme of improvements which will increase the attractiveness of Uckfield and help create a vibrant and inclusive town centre;
7. Providing through the site allocations DPD the scheme to reduce traffic congestion;
8. Support the enhancement of the pedestrian environment through environmental improvements and revitalisation of the public realm;
9. Ensure appropriate mitigation and avoidance measures to ensure that future housing and employment is not subject to flood risk, and does not exacerbate flood risk elsewhere;
10. Continuing to work with Uckfield Town Council and East Sussex County Council, and with local land owners and developers, to build on the Uckfield town master planning initiative, and to ensure that this is developed in conjunction with the Delivery and Site Allocations DPD.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	

1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	( )			The Strategy proposes significant housing growth in Uckfield.
2 Improve the health and well being of the population	( )			Access to good quality affordable homes can be beneficial to health and well being. The creation of new open spaces and the pedestrian environment improving residents access to recreation and exercise space is positive for improving the health and well being of the population. New health facilities may be required with this level of housing growth and the subsequent Site Allocations DPD would be an appropriate place to consider this.
3 Promote social inclusion and create/ sustain vibrant communities				Improved access to quality, affordable housing, to open space and improved local job opportunities will help sustain vibrant communities.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	Improvements to social and community facilities and improved job opportunities can help contribute to reducing crime, but this Strategy does not make specific reference to reducing crime or the fear of crime.
5 To provide accessible and high quality public services and facilities	( )	( )	( )	By seeking to improve the pedestrian environment and increasing the accessibility of open spaces the Strategy is contributing to this Objective. The improvements to the town centre may also result in higher quality public services. The Strategy does not explicitly consider the provision of new or improved public services.
6 To reduce the risk of flooding and the consequential damage to property and public well being	( )	( )	( )	The requirement to ensure development does not take place in areas subject to flood risk and does not increase flood risk elsewhere will ensure no new development is at risk of flooding.
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	The proposed area of allocation for the urban extension is greenfield land, however the comprehensive redevelopment of the town centre seeks to make the most efficient use of land prioritising that which has been previously developed.
8 Reduce air pollution and ensure local air quality continues to improve	**(x)**	**(x)**	**(x)**	The development of the significant amount of homes proposed by this Strategy is likely to result in adverse effects for this SA Objective; however the consideration given to green networks, the pedestrian environment and the direction for subsequent DPDs to deliver a detailed

				scheme to reduce congestion will help to mitigate the effects.
9 Reduce emissions of greenhouse gases	**(x)**	**(x)**	**(x)**	The development of this substantial volume of new housing will not help to reduce greenhouse gas emissions; the retention of green areas to form part of a green network will help to mitigate the effects and should serve to encourage residents to make trips on foot rather than by car.
10 Conserve and enhance the biodiversity of the District	**?**	**?**	**?**	The extension to the urban area will involve the development of a large area of greenfield land, the retention of green areas within this and the creation of a green corridor could help to mitigate the effects on biodiversity. If the creation of green space can help to reduce the impact of additional growth on the Ashdown Forest this will be positive for biodiversity within the designated site. The proposal for a green network is primarily understood to be for amenity purposes and not biodiversity. It is difficult to judge the overall impact on biodiversity without further detailed appraisal, which will be undertaken as part of the Site Allocation process.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	**?**	**?**	**?**	The area of land proposed for the urban extension is visually prominent, though is itself not within the AONB. Mitigation will be possible in part through screening and the quality of the development design and build. Part of the proposed area is currently in agricultural use though it is not thought to be Grade 1, 2 or 3a. Improvements to the town centre should contribute to the enhancement of the built environment.
12 Reduce the need to travel by car and promote alternative methods of transport	**( )**	**( )**	**( )**	The positioning of the proposed urban extension, the creation of a greenspace network providing opportunities for walkers, riders and cyclist, the creation of increased local job opportunities and additional retail space as part of the drive to make Uckfield more attractive to its residents should all contribute to reducing the need to travel and promoting alternative methods of transport to that of the car.
13 Minimise waste, maximise the re-use of materials, recycling and composting	**~**	**~**	**~**	Policies to minimise waste and maximise re-use, recycling and composting are covered by DPDs produced at the County Council Level.

14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	A comprehensive development of the scale proposed for the area west of New Town should consider the opportunities to deliver renewable energy schemes alongside a suite of energy efficiency measures. These requirements should be picked up by the Site Allocations DPD.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	( )			The Strategy for Uckfield should help enhance the prosperity of the district, particularly the comprehensive redevelopment of the town centre, the delivery of 1,00 new homes and employment and retail growth through the provision of new floorspace
18 Promote sustainable tourism	~	~	~	The Strategy does focus on tourism accommodation or attractions, however the enhancement of the town centre including the delivery of new retail floorspace and improved public realm will help to bring in to the town visitors from outside of Uckfield.
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	( )			The Strategy seeks to support employment growth and increase the range of local job opportunities, which will help to ensure high and stable levels of employment.
20 Develop and maintain a skilled workforce to support long term competitiveness	( )	( )	( )	The Strategy requires new education provision as part of the urban extension, though it is not clear what level and type is to be provided. Adult education and training facilities as part of the provision could help to develop a skilled workforce. An increase in the range of local jobs could help to maintain a skilled workforce and support long-term competitiveness.
21 Stimulate regeneration of town centres	( )			The Strategy has a clear direction for the redevelopment of the town centre to enhance retail provision and the public realm, with good pedestrian, cycle links from the new urban extension into the town centre.

22 Develop a dynamic, diverse, and knowledge based economy	( )	( )	( )	The provision of new office space and commercial premises that are modern and serviced with up-to-date technology will help to develop a dynamic, diverse and knowledge based economy.
Conformity with other policy/initiatives **PPS1** · Making suitable land available for development; Contributing to sustainable economic development; Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, livable, and mixed communities with good access to jobs and key services; **PPS6** - Planning for the growth and development of existing centres; and Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all; the **Uckfield Town Master Planning Initiative**. **PPG17** - Support for rural renewal (access to recreational facilities contribute to the well being of people living in rural areas). **Sustainable Community Strategy** -a broad range of opportunities to improve quality of life, health and wellbeing, including sport, leisure, recreation and the arts, improved accessibility for all and reduce the impact of traffic on people and places				
Summary The Strategy for Uckfield should have significant beneficial effects for social and economic SA Objectives, the substantial growth proposed for the town through the urban extension alongside the redevelopment of the town centre should improve the vibrancy and function of the town. Such levels of growth and construction could have adverse effects for the Objective to reduce greenhouse gas emissions, although such large-scale development proposals leave good scope for renewable energy proposals and energy efficiency measures. There will be a requirement for greenfield land currently in agricultural use, and the impacts on biodiversity and landscape will need to be better known at subsequent planning stages, this SA flags up the potential for adverse effects and the requirement for mitigation. The Strategy does include mitigation aspects through the requirement for greenspace networks but these are predominantly for amenity purposes rather than biodiversity.				
Cumulative, synergistic and secondary effects Cumulative effects may include an increase in visitors to Uckfield town centre and an improvement in the vibrancy and economic performance of the town centre. Potential through subsequent DPDs for a reduction in congestion in the town centre and a consequent improvement in air quality.				
Monitoring proposals Greenhouse gas emissions Housing need Vacant units in town centres Agricultural land use/quality Unemployment				

Enhance the role of Hailsham as a District Centre serving its local community and surrounding area (as shown on the key diagram inset) by:

1. Supporting appropriate development within the built up area contained within the development boundary, which will be reviewed as part of the site allocation DPD;

2. Continuing to meet the housing and community needs of Hailsham by allocating a range of deliverable housing sites for around 1300 dwellings. Sites for development will be identified and phased through the site allocation DPDs within the following broad locations:

· Around 600 homes within an extension to the urban area to the east of Hailsham on land to the north of Vicarage Lane (SD2), subject to consideration of an odour control study and highway infrastructure capacity considerations;

· Around 700 homes, 8650 sq m employment floorspace, 300 sq m retail and education provision within an extension to the urban area north of Upper Horsebridge (north Hailsham) (SD3) only when highways infrastructure capacity is sufficient to support this level of growth, and ensuring adequate landscape gaps are maintained between the urban extension of Hailsham and the village of Hellingly, and between Hailsham and development at Hellingly Hospital;

3. Creating new parks and increasing the provision and accessibility of open space links to provide a greenspace network as part of the proposed town extensions, and creating better connectivity with the Cuckoo Trail and existing town open spaces;

4. Encouraging employment growth and increase the range of local job opportunities by supporting the provision of office space and commercial premises around the town;

5. Supporting the continuation of a livestock market in the vicinity of the town to assist in supporting the agricultural economy and local producers;

6. Allocating land for an addition 6500 sq m of retail floorspace as part of a comprehensive redevelopment scheme which will increase the retail attractiveness of Hailsham and help create a vibrant and inclusive town centre that is a mixed use hub for retail, commercial, leisure, civic and residential activities and which can offer a diversity of choice for residents and visitors;

7. Supporting the improvement of linkages between the shopping core and other areas of the town, and improving accessibility to the town centre, particularly by public transport;

8. Supporting and enhancing public transport connections with neighbouring settlements, in particular by promoting the Eastbourne/Hailsham Quality Bus Corridor and a more integrated approach to the provision of bus services;

9. Supporting measures which reduce the impact of vehicular traffic on the town centre and improve the pedestrian and cyclist environments; and

10. Ensuring the protection of the Pevensey Levels through appropriate mitigation measures as part of the Habitat Regulations Assessment, including limiting development to the waste water discharge capacity until such time as new infrastructure is in place to treat additional waste water;

11. Continuing to work with Hailsham Town Council and Hellingly Parish Council to build on their town master planning and retail consultancy reports, and with local land owners and developers, and to ensure that these are developed in conjunction with the Delivery and Site Allocations DPD.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	( )			The delivery of 1510 new dwellings over the Plan Period will help to ensure that everyone has the opportunity to live in a good quality, sustainably constructed affordable home.
2 Improve the health and well being of the population	( )			Affordable housing and improved access to green open space and recreational spaces can contribute to the well-being of the population. New health facilities may be required with this level of development and the subsequent Site Allocations DPD may need to address this.
3 Promote social inclusion and create/ sustain vibrant communities				The redevelopment of the town centre and improving linkages across the town by public transport should help to promote social inclusiveness. Meeting housing and community needs will also contribute to vibrant communities.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	Improvements to social and community facilities and improved job opportunities can help contribute to reducing crime, but this Strategy does not make specific reference to reducing crime or the fear of crime.
5 To provide accessible and high quality public services and facilities	( )			The comprehensive redevelopment of the town centre as a mixed use hub with improved linkages to the other areas of town will be beneficial to this Objective.
6 To reduce the risk of flooding and the consequential damage to property and public well being	( )	( )	( )	No new development should take place in areas of medium or high flood risk, neither should new development increase the risk of flooding elsewhere.
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	The Strategy calls for the release of a substantial amount of greenfield land, however it also prioritises the redevelopment of the town centre, thus making more efficient use of this area.
8 Reduce air pollution and ensure local air quality continues to improve	(x)	(x)	(x)	The development of such a quantum of new housing stock, employment and retail floorspace is unlikely to reduce air pollution and may adversely affect this objective through and increase in pollution from buildings and operations and the potential for an increase in traffic movements. The Strategy mitigates this to an extent through the requirements for improvements to public transport links

				and the pedestrian and cycle environments and through supporting measures which reduce the impact of vehicular traffic on the town centre.
9 Reduce emissions of greenhouse gases	(x)	(x)	(x)	Delivering this volume of new housing, employment and retail floorspace will not reduce greenhouse gas emissions.
10 Conserve and enhance the biodiversity of the District	?	?	?	The Strategy ensures the protection of the Pevensey Levels through the adherence to mitigation measures detailed in the Appropriate Assessment. The requirement for substantial greenfield land take is likely to have an impact on biodiversity and information at the Site Allocations stage will indicate where relevant mitigation may be necessary to ensure no net loss of biodiversity.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	?	?	?	The proposed areas to the east and north of Hailsham are not within AONB or other designated landscape, however there is landscape value (and possible agricultural value) to the areas particularly that to the north and the impact may better be understood at Site Allocations stage. Access to the countryside is addressed within the Strategy through the creation of better connectivity with the Cuckoo Trail.
12 Reduce the need to travel by car and promote alternative methods of transport	( )	( )	( )	The Strategy has a strong focus on improving public transport links within and to and from the town. Furthermore improving pedestrian and cycle environments and connectivity including through the greenspace network are highlighted.
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	Policies to minimise waste and maximise re-use, recycling and composting are covered by DPDs produced at the County Council Level.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	The issue surrounding wastewater and the Pevensey Levels is linked to the water quality and associated dependent ecosystems, the adherence to the recommendations of the AA will be crucial in not having an adverse effect on water quality in the Levels.
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	A comprehensive development of the scale proposed for the area to the east of Hailsham and for the north, should this be a comprehensive scheme, should consider the opportunities to deliver renewable energy schemes alongside a suite of energy efficiency measures. These

				requirements should be picked up by the Site Allocations DPD.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	( )	( )	( )	The Strategy supports the continuation of the livestock market in town, which supports local producers.
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	( )			The Strategy provides for new homes, employment and retail floorspace as well as the redevelopment of the town centre and retention of the livestock market all of which should enhance the prosperity of the district and rural economy.
18 Promote sustainable tourism	( )	( )	( )	The Strategy may not have significant effects for promoting sustainable tourism but the improvements to connectivity of a green space network including the Cuckoo Trail can offer support to this objective. The redevelopment of the town centre serviced by a quality bus corridor may also help encourage sustainable tourism.
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	( )		New employment and retail floorspace offering an improved range of job opportunities will contribute to ensuring high and stable levels of employment. as long as the urban extension to the north is viable given the infrastructure capacity constraints.
20 Develop and maintain a skilled workforce to support long term competitiveness	~	( )	( )	There is a requirement within the Strategy for further education provision as part of the extension to the urban area north of Upper Horsebridge, however this extension is subject to infrastructure capacity improvements. There is no indication of the type of educational provision, which may be able to include adult educational facilities. Later Site Allocation DPDs would provide more detail.
21 Stimulate regeneration of town centres	( )			The redevelopment of the town centre highlighted in the Strategy and the improvement of linkages to and from the town centre will help stimulate regeneration of the town centre.
22 Develop a dynamic, diverse, and knowledge based economy	~	( )	( )	New employment floorspace should offer modern, serviced premises which could contribute to developing a dynamic, diverse and knowledge based economy.

Conformity with other policy/initiatives **Conformity with other policy/initiatives** **PPS1** · Making suitable land available for development; Contributing to sustainable economic development; Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, livable, and mixed communities with good access to jobs and key services; **PPS6** - Planning for the growth and development of existing centres; and promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all; the **Hailsham/Hellingly Councils Town Master Planning**. **PPG17** - Support for rural renewal (access to recreational facilities contribute to the well being of people living in rural areas). **Sustainable Community Strategy** -a broad range of opportunities to improve quality of life, health and wellbeing, including sport, leisure, recreation and the arts, improved accessibility for all and reduce the impact of traffic on people and places. **AA Pevensey Levels**
Summary Beneficial effects for the social and economic objectives, conditional upon the delivery of both urban extensions. Proposals for the redevelopment and regeneration of the town centre will help to improve the function and role of the town and enhance its prosperity. Improvements to public transport links and connectivity via pedestrian and cycle routes will be beneficial for health and well-being as well as reducing social exclusion. Adverse effects may be significant for air pollution and greenhouse gas emissions due to the volume of additional development, housing, employment and retail growth proposed; this is then mitigated by the choice of the locations for development and the priorities for sustainable transport links and the provision of good quality green networks links to encourage mobility by foot and cycle alongside measures to reduce the impact of vehicular traffic of the town centre. Adherence to the mitigation measures proposed by the AA will ensure the protection of the Pevensey Levels, however this could have implications for the delivery of new development. The delivery of the homes, employment and retail floorspace to the north of Hailsham is dependent on improved highway infrastructure capacity and it is not clear from the Strategy when this will be achieved and how certain its delivery is. A review is scheduled should monitoring show that infrastructure cannot be delivered, should this be the case the SA should also be reviewed in light of new findings.
Cumulative, synergistic and secondary effects Potential for a revitalised and vibrant town centre, a reduction in deprivation and a reduction in the economic performance gap between the north and south of the district.
Monitoring proposals IMD Housing delivery Unemployment Housing need Water quality of Pevensey Levels Air pollution Greenhouse gas emissions

Enhance the role of Polegate and Stone Cross as Service Centres serving its local community and surrounding area (as shown on the key diagram inset) by:

1. Supporting appropriate development within the built up area contained within the development boundaries, which will be reviewed as part of the site allocation DPD

2. Allocating a range of deliverable housing sites for 700 dwellings and leisure, recreation and community facilities in Polegate and Willingdon (SD4), around 650 dwellings in Stone Cross, with 16,890 sq m employment floorspace in the Polegate Willingdon area. Sites for development will be identified and phased through the Site Allocation DPDs including:

· Provision of 8,290 sq m employment floorspace on land south of Dittons Road (SD5)

· Provision of 220 homes within an extension to the urban area of Stone Cross to the south east (SD6), with flexibility between SD6 and SD7

· Provision of 430 homes within an extension to the urban area of Stone Cross to the north east (SD7) with flexibility between SD6 and SD7

3. Encouraging appropriate development which supports the range and quality of services and facilities available to its local community and improving the town centre environment and choice of shops in Polegate town centre;

4. Supporting public transport connections with neighbouring settlements, in particular by promoting the Eastbourne/Hailsham Quality Bus Corridor and a more integrated approach to the provision of rail/bus services;

5. Ensuring the protection of the Pevensey Levels through appropriate mitigation measures as part of the Habitat Regulations Assessment, including limiting development to the waste water discharge capacity until such time as new infrastructure is in place to treat additional waste water;

6. Ensuring appropriate mitigation measures that protect the hydrology of the Willingdon and Eastbourne Levels;

7. Continuing to work with Polegate Town Council, and other partners, to build on their visioning plan, and to ensure this is developed in conjunction with the Delivery and Site Allocations DPD.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	( )			The Strategy aims to provide a significant amount of new housing, that will be able to deliver affordable good quality homes.
2 Improve the health and well being of the population	( )			There is a new GP surgery and health centre in Willingdon need to ensure level of development does not put a strain on this resource but that residents in new development can contribute to ensuring the continued delivery of this service. New leisure and recreational facilities will also contribute to the health and well being of residents.

3 Promote social inclusion and create/ sustain vibrant communities				The location of new development is such that social inclusion can be promoted through accessible links to services and facilities. The encouragement of development that supports the range and quality of services and facilities will be important in ensuring vibrant communities.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	Improvements to social and community facilities and improved job opportunities can help contribute to reducing crime, but this Strategy does not make specific reference to reducing crime or the fear of crime.
5 To provide accessible and high quality public services and facilities	( )	( )		The Strategy refers to encouraging development that supports services and facilities but does not indicate what that might be. The provision of additional leisure and recreational facilities could contribute to achieving this SA Objective.
6 To reduce the risk of flooding and the consequential damage to property and public well being	( )	( )	( )	No new development should take place in areas of medium or high flood risk, neither should new development increase the risk of flooding elsewhere.
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	**(X)**	**(X)**	**(X)**	Urban extensions require greenfield land with no dedicated regeneration/brownfield land proposals.
8 Reduce air pollution and ensure local air quality continues to improve	**(X)**	**(X)**	**(X)**	The quantum of new development, housing, retail and employment is not likely to reduce air pollution and may result in adverse effects for this Objective. The promotion of the Quality Bus Corridor and other public transport improvements should contribute to mitigating the effects.
9 Reduce emissions of greenhouse gases	**(X)**	**(X)**	**(X)**	Adverse effects for this Objective due to quantum of new growth in housing, retail and employment proposed.
10 Conserve and enhance the biodiversity of the District	**?**	**?**	**?**	The areas proposed for new development is in the vicinity of the Pevensey Levels (and the Willingdon and Eastbourne Levels), which are important for biodiversity. The Strategy seeks to ensure the protection of the Pevensey Levels through mitigation measures proposed through the AA and the Eastbourne and Willingdon Levels through appropriate mitigation - this will be examined further in subsequent Site Allocations DPDs and their accompanying SA/SEA.

11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	**?**	**?**	**?**	Some agricultural land take maybe required and it is not clear at this level of assessment what grade of land this is. Access to the countryside could be improved through appropriate links to PRoW, the National Park and the Cuckoo Trail.
12 Reduce the need to travel by car and promote alternative methods of transport	( )	( )	( )	Support for public transport connections with neighbouring settlements should help to reduce the need to travel as will additional local services and facilities, new employment, leisure and recreation facilities proposed.
13 Minimise waste, maximise the re-use of materials, recycling and composting	**~**	**~**	**~**	Policies to minimise waste and maximise re-use, recycling and composting are covered by DPDs produced at the County Council Level.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	**?**	**?**	**?**	The Strategy does require appropriate mitigation to protect the hydrology of the Willingdon and Eastbourne Levels, though it is not clear what this is. Protection through the AA for the Pevensey Levels should help ensure maintenance of water quality. Water efficiency measures will be required for all development within the Pevensey catchment.
15 Promote energy efficiency measures and encourage the use of renewable energy	**~**	**~**	**~**	The Strategy does not refer to details such as energy provisions for developments. The Site Allocations stage would be a more appropriate level of detail for such opportunities as renewable energy on a site by site basis. Changes to the Building Regulations in line with the Government's aspirations to achieve carbon free development will be beneficial for this objective.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	**~**	**~**	**~**	No reference to local produce in this Strategy.
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	( )			Growth in this area in housing, retail and employment opportunities should be beneficial to enhancing the prosperity of the district.
18 Promote sustainable tourism	**~**	**~**	**~**	Improvements to public transport connections will be beneficial for the sustainability of local tourism movements and particularly the links with sea front destinations such as Eastbourne and Pevensey Bay.

19 Ensure high and stable levels of employment and provide support for small firms and local businesses	( )			A substantial quantum of employment land is proposed by this area Strategy and this should be beneficial for employment levels and support for local businesses.
20 Develop and maintain a skilled workforce to support long term competitiveness	( )	( )	( )	No reference to education provision in this Strategy but a good supply of employment opportunities can be beneficial for supporting long term competitiveness.
21 Stimulate regeneration of town centres	( )	( )	( )	Potential for improvements to the town centre and choice of shops but no firm regeneration proposals within the Strategy or allocations within the town centre.
22 Develop a dynamic, diverse, and knowledge based economy	( )	( )	( )	New employment floorspace could contribute to developing a dynamic, diverse and knowledge-based economy through the provision of purpose built high tech, serviced employment space.
Conformity with other policy/initiatives **PPS1** · Making suitable land available for development; Contributing to sustainable economic development; Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, livable, and mixed communities with good access to jobs and key services. **Sustainable Community Strategy** -a broad range of opportunities to improve quality of life, health and wellbeing, including sport, leisure, recreation and the arts, improved accessibility for all and reduce the impact of traffic on people and places. **Polegate Town Council Visioning Plan. AA Pevensey Levels**				
Summary The Strategy is assessed as having beneficial effects for the social and economic objectives due to the provisions for the allocation of new growth in housing, retail and employment floorspace. The proposals for SD4 in particular indicate the potential for mixed use development offering a range of housing, employment, recreational and leisure facilities. Following the assessment of the broad locations area SD4 will need to be carefully designed and integrated to ensure the delivery of all the required elements to ensure beneficial health, and social inclusion impacts. Uncertainties over biodiversity impacts and landscape and countryside impacts should be addressed at the Site Allocations stage, information at this stage is not adequate to understand fully the impacts. The AA has guided the mitigation requirements for impacts on the Pevensey Levels and to an extent the Eastbourne and Willingdon Levels. Adverse impacts for prioritising brownfield land, reducing air pollution and greenhouse gas emissions are predicted due to the volume of growth proposed and the use of greenfield land to accommodate this growth.				
Cumulative, synergistic and secondary effects A reduction in natural and green areas between the urban areas of Eastbourne, Willingdon, Polegate and Stone Cross. Reduction in air quality and potential requirement for an AQMA in future.				

Monitoring proposals
Housing delivery
Unemployment
Water quality in the Levels
Air pollution

WCS6 Rural areas strategy

The rural areas comprise the following categories of settlement: Service Centre - Local Service Centre - Neighbourhood Centre - Unclassified settlements

Within Service Centres, Local Centres and Neighbourhood Centres (excluding Stone Cross, Polegate and Willingdon, and Heathfield) provision will be made for at least 455 new dwellings.

The Delivery and Site Allocations DPD and will allocate sites for development sufficient to ensure that the requirements above can be met. Development boundaries will not be retained for settlements classified as a neighbourhood centre or unclassified settlement. Development boundaries will be retained or provided at:

Forest Row, Hartfield, Groombridge, Wadhurst, Mayfield, Frant, Buxted, Herstmonceux, Ninfield, Pevensey Bay, Horam, Alfriston, Westham and Rotherfield.

Development boundaries as shown in the adopted Wealden Local Plan are removed from:

Berwick Station, Blackboys, Broad Oak, Cross-In-Hand, East Dean and Friston, East Hoathly, Fairwarp, Five Ash Down, Five Ashes, Framfield, Hadlow Down, Halland, Hooe Common, Isfield, Lower Dicker, Lower Horsebrodge, Maresfield, Mark Cross, Maynards Green, Nutley, Pevenseym Punnetts Town, Upper Dicker, Vines Cross and Windmill Hill.

Retained development boundaries will be reviewed as part of Strategic Sites and Delivery and Site Allocations DPDs as appropriate.

The following are settlements classified as Service Centres, Local Service Centres and Neighbourhood Centres within rural areas. The table indicates the proposed scale of additional housing development up until 2030:

Name	Net Additional Dwellings
Wadhurst	70
Frant	20
Herstmonceux	70
Ninfield	50
Horam	100
Maresfield	50
East Dean	10
Berwick Station	20
Cross in Hand	25
Boreham Street	10
Ripe	10
Selmeston	10
Upper Dicker	10

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	( )			The Rural Strategy will contribute to ensuring better access to quality homes for all and particularly in rural areas, which can have greater house price to affordability ratios that make access to housing for local people more difficult than in the urban areas. The removal of development boundaries may result in less windfall development in these settlements, however the purpose of allocating is to meet identified need and windfalls cannot be counted as part of the housing delivery, so the impacts of this should not be significant.
2 Improve the health and well being of the population	( )	( )	( )	Better access to housing can have beneficial effects for health and well being.
3 Promote social inclusion and create/ sustain vibrant communities	( )	( )	( )	Housing in the rural areas identified should help to promote social inclusion by improving access to affordable housing.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	

5 To provide accessible and high quality public services and facilities	( )	( )	( )	In placing housing in the villages identified more people should be able to access and support existing services and facilities as the settlements identified have a range of facilities or reasonable access to neighbouring settlements with facilities.
6 To reduce the risk of flooding and the consequential damage to property and public well being	( )	( )	( )	No new development will be in areas of high or medium flood risk therefore proportionally more people in the district will be living in areas of low flood risk after implementing this rural strategy.
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	**?**	**?**	**?**	Te Delivery and Site Allocations DPD will locate site for development and at this stage there will be enough information to appropriately assess the effects against this objective.
8 Reduce air pollution and ensure local air quality continues to improve	**?**	**?**	**?**	The choice of location based upon sustainability criteria should help to minimise the requirements for new car journeys and therefore minimise additional air pollution. The development of 455 new dwellings in the rural area however is unlikely to reduce air pollution. Mitigation measures will required through later documents.
9 Reduce emissions of greenhouse gases	**(X)**	**(X)**	**?**	Building this number of new dwellings across the rural area is likely to increase greenhouse gas emissions. Mitigation is provided at a national level through improvements to the Building Regulations that seek to reduce carbon emissions of new dwellings to achieve carbon neutral development by 2016.
10 Conserve and enhance the biodiversity of the District	**?**	**?**	**?**	The Site Allocations DPD will be the stage at which it will be clearer the impacts for biodiversity. There is a chance there will be some loss of biodiversity through the construction of these homes, however mitigation will be provided through the biodiversity policy.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	**?**	**?**	**?**	It is unclear the quality of land that maybe required for the development of the 455 new dwellings, more information will be available at the Site Allocations stage including on the specific landscape issues and access to the countryside.
12 Reduce the need to travel by car and promote alternative methods of transport	( )	( )	( )	The Rural Strategy is underpinned by the Settlement Hierarchy which has been subject to SA and the settlements identified for modest growth as shown above

				are those that can support additional residents due to their range of services and facilities and their accessibility by sustainable modes of transport.
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	The County Council Waste DPD will govern the requirements for waste minimisation, It would be beneficial however for all new development to consider the opportunities to provide decent recycling facilities.
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	New development should not adversely affect groundwater and should where possible promote water efficiency, particularly in and around the Pevensey Levels area.
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	The Site Allocations stage will be the appropriate stage for identifying opportunities for renewable energy and energy efficiencies.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	( )	( )		The Rural Strategy should help to improve the vitality of villages through the addition of new homes and residents to support existing local facilities, services and businesses.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	~	
20 Develop and maintain a skilled workforce to support long term competitiveness	~	~	~	The Rural Strategy is focused on the delivery of new housing and whilst this can help to underpin the maintenance of a workforce, it is not considered significant.
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	
Conformity with other policy/initiatives **PPS1** · Making suitable land available for development; Contributing to sustainable economic development; Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, livable, and mixed communities with good access to jobs and key services. **PPS7** - to raise the quality of life and the environment in rural area through the promotion of:· Thriving, inclusive and sustainable rural communities. **PPS3** - ensure that everybody has the opportunity of living in a decent home, which they can afford, in a community where they want to live				

Summary The Rural Strategy should contribute to ensuring better access to quality affordable homes for all by identifying settlements where the provision of housing is sustainable and deliverable. This should have beneficial effects for social inclusion, health and well being and access to services, particularly in the rural area. The effects for the environmental objectives are less clear as the sites for delivery are not known, assessment work during the Site Allocations stage should be able to identify with more certainty the environmental effects. It is likely that there will be some adverse environmental impact associated with the development of 455 new dwellings in the rural area, however mitigation measures will be able to reduce the effects through consideration to, for example, habitat protection and connectivity, with habitat creation opportunities possible for unavoidable losses; opportunities for renewable energy and sustainable building and for improving access to the countryside. Economic impacts are not considered to be significant with the Rural Strategy as the focus is clearly for the development of new dwellings; this can help to support the vitality of villages and local business. The removal of development boundaries may result in some settlements that would have previously been the recipients of windfall development both housing and possibly employment, not receiving further development and investment except in exceptional circumstances.
Cumulative, synergistic and secondary effects A reduction in housing need across the rural area. Improvements in the vitality of settlements identified for growth. Additional traffic in the rural area and the potential for a reduction in air quality.
Monitoring proposals Housing need Air quality Biodiversity indicators

WCS7 Effective provision of Infrastructure

The release of land for development will be conditional upon there being sufficient capacity in the existing local infrastructure to meet the requirements generated by the proposed development. Where development would create the need to provide additional or improved community facilities, services and infrastructure to mitigate its impact, a programme of delivery must be agreed with the relevant infrastructure providers which will ensure that these improvements are provided at the time they are needed. These may involve coordinating contributions from the development with other investment streams. This approach will ensure that the necessary improvements can be completed in a timely manner to support growth.

Arrangements for the provision or improvement of infrastructure to the required standard will be secured by planning agreement/obligation, or by condition attached to the planning consent or by any other appropriate mechanism.

The adequacy of infrastructure provision in Wealden will be the subject of regular review with infrastructure providers as part of the ongoing work on the Infrastructure Delivery Plan. This will include health, transport, utility services, and education providers and will be reported as part of the LDF monitoring arrangements in the Annual Monitoring Report.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	( )	?	?	This policy may result in a delay in development or development not going ahead in the longer term as existing infrastructure capacities may be fully utilised and costly new infrastructure may jeopardise the viability of smaller developments, which considered cumulatively could affect housing delivery .
2 Improve the health and well being of the population	( )	( )	( )	Infrastructure delivery is important for ensuring that new development is not placing a burden on existing health services and ensuring health services and facilities are adequate for the size of population - this should help ensure the health well being of the population.
3 Promote social inclusion and create/ sustain vibrant communities	( )	( )	( )	Adequate infrastructure for a communities needs can help to create vibrant communities
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	Adequate community infrastructure can help to ensure a safer environment.

5 To provide accessible and high quality public services and facilities	( )			Infrastructure includes the provision of adequate transport to ensure access to services and facilities as well as the provision of services and facilities.
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	Adequate infrastructure can help to ensure that public transport arrangements encourage the use of sustainable modes of transport including walking and cycling, which could help to reduce air pollution.
9 Reduce emissions of greenhouse gases	~	~	~	
10 Conserve and enhance the biodiversity of the District	~	~	~	
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	
12 Reduce the need to travel by car and promote alternative methods of transport	~	~	~	Adequate infrastructure can help to ensure that public transport arrangements encourage the use of sustainable modes of transport including walking and cycling.
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency				Particularly in the Pevensey Levels area the provision of adequate wastewater infrastructure will help to maintain the water quality.
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	

17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	( )	( )	( )	Infrastructure underpins the ability of the district to function effectively and so therefore the adequate provision of infrastructure will help to enhance the prosperity of the district.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	~	
20 Develop and maintain a skilled workforce to support long term competitiveness	~	~	~	Infrastructure provision does include educational facilities, which may also open up additional opportunity to provide higher and adult educational opportunities
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	
Conformity with other policy/initiatives **PPS12** - The core strategy should be supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area, taking account of its type and distribution. This evidence should cover who will provide the infrastructure and when it will be provided.				
Summary The infrastructure policy should help to ensure that the new development in the district does not swamp local services and facilities and is delivered in time to service new development as needed. Slight uncertainty over the longer term delivery of development if costly infrastructure affects the viability of developments.				
Cumulative, synergistic and secondary effects				
Monitoring proposals Housing delivery Employment delivery				

WCS 8 Affordable Housing

New housing developments will be expected to provide for a mix of dwelling size, type and tenure that meet the identified housing needs of the community.

The Council will seek to secure affordable housing on sites of 5 or more dwellings (net) or on sites of 0.2 hectares or more. Affordable Housing will be sought at a level of 35% of the number of dwellings in any scheme.

Where sites are allocated in a Site Allocations Development Plan, that document may specify a different, and potentially higher, housing target, having regards to the findings of the Wealden Housing Viability Assessment and any site specific considerations.

Affordable housing provision should incorporate a mix of tenures. The Council will negotiate the exact tenure split on each site. However, the presumption is that around 80% of the total number of affordable homes provided will be for social rented accommodation with the remainder being for intermediate accommodation.

The affordable housing will be integrated into the development and be indistinguishable from the market housing on the site.

Affordable housing will be delivered on site, however, in certain circumstances Wealden District Council will accept a commuted sum or free serviced land in lieu of on site provision. These circumstances may include provision where a Registered Provider finds it uneconomic or impractical to provide the units in the scale or form agreed. Any financial contributions will be pooled and used to enable affordable housing provision within the Wealden District.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home				The Policy will deliver a greater proportion of affordable housing than under current policy conditions and provides a robust and equitable arrangement to administer. The threshold of 5 across the district should help to maximise the opportunities for sites to deliver the affordable component. The flexibility in the Policy for site-specific levels to be set at the Site Allocations Stage offers the best opportunity to tailor provision as viabilities allow to ensure affordable housing opportunities are maximised.

2 Improve the health and well being of the population				There is a correlation between decent affordable housing provision and the health of populations; this Policy helps to address the need for affordable housing and should therefore help to address the objective to improve health and well-being.
3 Promote social inclusion and create/ sustain vibrant communities				Affordable housing contributes towards an inclusive community.
4 To ensure a safe environment including reducing crime and the fear of crime	( )	( )	( )	Affordable housing contributes towards an inclusive community, where the fear of crime can be reduced
5 To provide accessible and high quality public services and facilities	~	~	~	Affordable housing may enable low paid people to live close to local services.
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	New housing should not be built in areas at risk of flooding.
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	Insignificant effect
9 Reduce emissions of greenhouse gases	~	~	~	
10 Conserve and enhance the biodiversity of the District	~	~	~	
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	
12 Reduce the need to travel by car and promote alternative methods of transport	~	~	~	
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	

15 Promote energy efficiency measures and encourage the use of renewable energy	( )	( )	( )	Affordable housing must be built to Code for Sustainable Homes Level 3 thereby promoting energy efficiency
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	( )	( )	( )	Provision of affordable housing will help local people remain in the area and will contribute towards the local labour pool.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	~	
20 Develop and maintain a skilled workforce to support long term competitiveness	( )	( )	( )	Ensures that housing is available for low paid workers unable to access market housing
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	
Conformity with other policy/initiatives PPS3 Housing - national indicative threshold 15 - LA's can go lower, The Policy sets out the range of circumstances in which affordable housing will be required and the need to deliver low cost market housing as part of the overall housing mix.				
Summary The Policy offers a balanced and robust approach to delivering affordable housing. The Policy is suitably flexible to allow site-specific work and future DPDs to set individual percentages for affordable housing for specific sites, with the aim of maximising delivery potential. There may be occasions where the target is lowered due to other cost implications for sites - the implications should be carefully weighed up to ensure the best balanced approach for the community. The Policy therefore has the potential for significant beneficial effects for the social SA Objectives and beneficial effects for the economic SA Objectives.				
Cumulative, synergistic and secondary effects The Policy should result in a greater provision of affordable housing and a reduction in housing need in the district.				
Monitoring proposals Residential completions by size Affordable housing completions (and as a % of all completions by size) Households on the housing register				

WCS 9 Rural exception affordable housing

In exceptional circumstances, planning permission may be granted for small scale affordable residential development in rural areas outside development boundaries in order to meet an identified local housing need among those people unable to compete in the normal housing market.

Suitable sites will be located within or well-related to a settlement which either provides reasonable access to local services and facilities, or has good accessibility to larger settlements nearby which provide a range of services and facilities. The scale of the proposed affordable housing development must be appropriate in relation to the size of the settlement and sites should not be isolated or intrusive within the landscape. Sites developed under this policy will be subject to controls on the occupancy of the housing to ensure it continues to provide affordable homes which address local housing needs in perpetuity. The affordable homes will be managed by an approved Registered Provider.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home				The policy provides the opportunity to improve access to affordable homes in areas where it can be particularly difficult to access market housing due to high affordability to wage ratios.
2 Improve the health and well being of the population				The Policy should be good for the health and well being of residents as it gives more people a chance to stay access housing. Scale, landscape requirements and accessibility should ensure that developments do not adversely affect existing residents and allow new residents integration within settlements.
3 Promote social inclusion and create/ sustain vibrant communities				The ability to provide exception sites for affordable housing in areas of need should help to maintain the vibrancy of communities and promote social inclusion.
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	
5 To provide accessible and high quality public services and facilities	( )	( )	( )	The requirement to ensure any new homes under this Policy have good access to services and facilities should help to support the viability of local services and facilities.
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	

7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	Not significant
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	Not significant
9 Reduce emissions of greenhouse gases	~	~	~	Affordable housing is all built to Code Level 3 or higher
10 Conserve and enhance the biodiversity of the District	~	~	~	Not significant (other policy protects and guides development away from protected habitats and species)
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	Not significant
12 Reduce the need to travel by car and promote alternative methods of transport	~	~	~	
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	Affordable housing is all built to Code Level 3 or higher
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	( )	( )	( )	Helping to maintain the vitality of villages and the rural economy through housing lower wage earner and key workers that may well be employed in or serve rural industries and communities.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	~	
20 Develop and maintain a skilled workforce	~	~	~	

to support long term competitiveness				
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	
Conformity with other policy/initiatives PPS3 - Deliver a better balance between housing demand and supply and improve affordability where necessary, Development should be attractive, safe and designed and built to a high quality, and located in areas with good access to key services, jobs and infrastructure				
Summary The policy provides the opportunity to improve access to affordable homes in areas where it can be particularly difficult to access market housing due to high affordability to wage ratios. This Policy should therefore be beneficial for the social SA Objectives as well as helping to support economic objectives by improving access to housing to people employed in rural industries and services.				
Cumulative, synergistic and secondary effects An improvement to access to affordable housing in rural areas.				
Monitoring proposals Affordable housing provision in the rural area.				

WCS 10 The Travelling Community - Provision for Gypsies, Travellers and Travelling Showpeople

To meet the identified need for gypsies, travellers and travelling Showpeople within the District for the period 2006 to 2016, the following number of pitches will be provided for.
Gypsies and Travellers: 32 pitches
Travelling Showpeople: 0 pitches

Sites will be allocated within the Delivery and Site Allocations Development Plan Document (DPD) to make up any shortfall.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	( )			The main aim of the policy is to meet the accommodation needs of the Gypsies and Travellers community,

2 Improve the health and well being of the population	( )	( )	( )	By providing homes for Gypsies and Travellers the Policy should help to improve the health and well being of the Travelling community. Gypsies and Travellers are believed to experience the worst health and education status of any disadvantaged group in England and this is likely to be exacerbated by their housing needs.
3 Promote social inclusion and create/ sustain vibrant communities	~	~	~	Policy helps to improve inclusiveness for the Travelling community though it does not deal with how new sites may help to do this.
4 To ensure a safe environment including reducing crime and the fear of crime	( )	( )	( )	In providing adequate residential sites for Gypsies and Travellers, the council should enable a reduction in illegal encampments. In providing new sites that meet current standards the council will be ensuring a safe environment for Gypsies and Travellers and for the settled community.
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	~	~	~	
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	
9 Reduce emissions of greenhouse gases	~	~	~	
10 Conserve and enhance the biodiversity of the District	~	~	~	
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	
12 Reduce the need to travel by car and promote alternative methods of transport	~	~	~	
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	

14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	~	~	~	
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	~	
20 Develop and maintain a skilled workforce to support long term competitiveness	~	~	~	
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	
Conformity with other policy/initiatives Circular 01/06 (ODPM): Planning for Gypsy and Traveller Caravan Sites				
Summary Beneficial effects for social SA Objectives to provide housing and for the health and well being of the of the Travelling community				
Cumulative, synergistic and secondary effects Better integration of settled and Travelling communities through a reduction in illegal encampments, higher quality Traveller sites. Improved well-being of the Gypsy and Traveller community through better quality living conditions				
Monitoring proposals Pitches delivered per annum				

WSC11 The Travelling Community- Provision for Gypsies, Travellers and Travelling Showpeople: Site Criteria
In assessing the suitability of sites for allocation for permanent residential sites for Gypsies and Travellers, and for the purposes of considering planning applications for sites for Gypsies and Travellers and for Travelling Showpeople, the following criteria will be used:
The site should:

- **Be well related to existing settlements with local services and facilities. . Sites should either be within or close to such settlements or close to major roads and/or public transport thus affording good access to local services.**
- **Have safe and convenient vehicular access, be suitable in terms of topography and be in a location where the necessary infrastructure already exists or can reasonably be provided**
- **Be able to achieve a reasonable level of visual and acoustic privacy for both people living on the site and for those living nearby, and not lead to a reduction in the residential amenity of neighbouring dwellings**
- **Not compromise the essential features of designated areas of landscape, historical or nature conservation protection, including the South Downs National Park and High Weald Area of Outstanding Natural Beauty. Ashdown Forest Special Area of Conservation and Special Protection Area, and the Pevensey Levels Ramsar site should be avoided as potential locations**
- **Avoid locations where there is a risk of flooding, or which are adjacent to incompatible uses such as a refuse tip, sewage treatment works or significantly contaminated land**

In the case of Travelling Showpeople, proposals will be assessed upon the basis of established need. Site suitability assessment will also take account of the nature and scale of the Showpeople's business in terms of the land required for storage and/or the exercising of animals.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home				Aspects of the criteria will provide significant proportional sustainability benefits against this objective with special regard to the Gypsy and Traveller community in terms of providing good quality homes.
2 Improve the health and well being of the population	( )	( )	( )	Criteria within this policy include the need to consider the access of any new sites to facilities this could be strengthened by requiring sites to be accessible to health facilities specifically. Gypsies and Travellers are believed to experience the worst health and education status of any disadvantaged group in England and this is likely to be exacerbated by their housing needs.

3 Promote social inclusion and create/ sustain vibrant communities				Social integration is a feature of this policy with due regard to the requirements for new sites to have potential to relate to existing communities thereby providing the potential for social contact.
4 To ensure a safe environment including reducing crime and the fear of crime				In providing new sites that meet current standards and the criteria in this policy the council will be ensuring a safe environment for Gypsies and Travellers and for the settled community.
5 To provide accessible and high quality public services and facilities	( )	( )	( )	The policy seeks to ensure that all new sites for Gypsy and Travellers are located where possible in good proximity to public services and facilities thereby aiming to improve accessibility for the Gypsy and Traveller community. Potential for increase in pressure on local services, without developer contributions to mitigate, though there is requirement in the policy to consider the potential impact on amenities of neighbouring land uses.
6 To reduce the risk of flooding and the consequential damage to property and public well being	( )	( )	( )	No sites for Gypsy and Travellers will be in areas at risk from flooding.
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	?	?	?	There is no stipulation in the policy for greenfield development, brownfield land would be appropriate as long as free from harmful contamination.
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	New sites will be accessible for large vehicle movements, by nature of the requirements for the Travelling community therefore in facilitating new sites in areas well related to existing communities there is potential for an increase in traffic movements and potential for increased air pollution.
9 Reduce emissions of greenhouse gases	~	~	~	There is no provision in the policy to promote opportunities for more sustainable heating and energy sources. Possible mitigation measures would be to ensure that the sites were located in positions where they could maximise use of renewable decentralised energy systems such as wind or solar energy.
10 Conserve and enhance the biodiversity of the District	~	~	~	Sites important for biodiversity would not be considered suitable for new sites and those proposed in proximity to such sites would need to prove no adverse effects upon them.

11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	~	~	~	Landscape impacts are a consideration listed in the criteria of this policy so new sites should not have an adverse impact on the landscape or on the setting of historic and important built environment.
12 Reduce the need to travel by car and promote alternative methods of transport	( )	( )	( )	The policy requires that sites should be well located in relation to key services and facilities, therefore it should help to ensure that sustainable modes of transport are utilised. Proximity to the road network however as a requirement for suitable access may slightly weaken the positive impacts.
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	The policy could include a further criterion on 'enhancing the environment and prevent any impacts from the site, including through the provision of adequate waste disposal and recycling facilities
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	~	~	~	The policy should not produce adverse impacts on water bodies; the policy could include a further criterion covering water efficiency measures
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	**(X)**	There is no provision in the policy to promote opportunities for more sustainable heating and energy sources. Possible mitigation measures would be to encourage sites located in positions where they could maximise use of renewable decentralised energy systems such as wind or solar energy.
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	Policy has no significant impacts for this objective
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	~	~	~	It could be argued that ensuring that sites have reasonable access to services such as schools and employment will help to encourage and provide opportunities for learning and training.
18 Promote sustainable tourism	~	~	~	No direct impacts
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	~	Policy does not concern the provision of employment land

20 Develop and maintain a skilled workforce to support long term competitiveness	( )	( )	( )	It could be argued that ensuring that sites have reasonable access to services such as schools and employment will help to encourage and provide opportunities for learning and training and therefore contribute to developing a skilled workforce
21 Stimulate regeneration of town centres	~	~	~	Sites are unlikely to stimulate the regeneration of town centres
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	Not directly linked
Conformity with other policy/initiatives Circular 01/06 (ODPM): Planning for Gypsy and Traveller Caravan Sites				
Summary The overall effects of the draft policy for the consideration of proposals for permanent Gypsies and Travellers sites are largely positive in terms of sustainability, particularly for the social objectives of reducing social exclusion, providing quality homes and health and well-being of the population and in particular the Gypsy and Traveller community. In addressing the health of the Travelling community through the provision of adequate housing arrangements proximity to health facilities could be specifically indicated within the policy. There is no provision in the policy to promote opportunities for energy efficiency, sustainable heating and energy sources or water efficiency, this may not be significant due to the relatively small requirement for site provision, however over time and into the future it may become more significant. Furthermore it would seem appropriate to promote energy and water efficiencies and carbon reduction to all sectors of the community. A possible mitigation measure would be to ensure that the sites were located in positions where they could maximise use of renewable decentralised energy systems such as wind or solar energy. To further strengthen the policy in environmental terms the Council could consider a further criterion encouraging the provision of adequate and sustainable waste disposal including recycling and composting facilities.				
Cumulative, synergistic and secondary effects Better integration of settled and Travelling communities through a reduction in illegal encampments, higher quality Traveller sites. Improved well-being of the Gypsy and Traveller community through better quality living conditions and access to public services and facilities.				
Monitoring proposals Pitches delivered per annum				

WCS 12 Biodiversity
In order to contribute to the biodiversity targets provided in the Sussex Biodiversity Action Plan the Council will prevent a net loss of biodiversity, ensure a comprehensive network of habitats, and work with partners to maximise opportunities to ensure habitats, biodiversity features and ecological networks are maintained, restored, enhanced and where possible created to achieve a net gain in biodiversity and sustain wildlife in both rural and urban areas. This will be achieved through the development and implementation of an integrated green network strategy.

In accordance with Planning Policy Statement 9 there may be exceptional circumstances when compensatory measures for a net loss of biodiversity is required. Appropriate compensatory measures will be required to contribute to Wealden's overall biodiversity resource, and may include enhancement of Wealden's Biodiversity Opportunity Areas and other relevant Biodiversity Action Plan habitats, so that there is overall no net loss of biodiversity.

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	~	~	~	
2 Improve the health and well being of the population	( )	( )	( )	Many of the anticipated health risks of climate change are associated with changes in biodiversity (e.g. changes in populations and distribution of disease vectors, scarcity of fresh water, impacts on agricultural biodiversity and food resources etc.)
3 Promote social inclusion and create/ sustain vibrant communities	~	~	~	
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	
5 To provide accessible and high quality public services and facilities	~	~	~	
6 To reduce the risk of flooding and the consequential damage to property and public well being	( )	( )	( )	Biodiversity can be used in adaptation to climate change and reducing flood risk.
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	
8 Reduce air pollution and ensure local air	~	~	~	

quality continues to improve				
9 Reduce emissions of greenhouse gases	~	~	~	
10 Conserve and enhance the biodiversity of the District				The Policy aims to ensure no net loss of biodiversity - and further seeks to maximise opportunities for a net gain in biodiversity.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	( )	( )	( )	The policy may help to conserve the countryside and access routes through the countryside for people's enjoyment. Not all biodiversity benefits from human access so it cannot be assumed that all biodiversity measures would enhance access to the countryside.
12 Reduce the need to travel by car and promote alternative methods of transport	~	~	~	
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	( )	( )	( )	Ecological corridors and habitats include waterways and wetlands.
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	( )	( )	( )	Recognising the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.
18 Promote sustainable tourism	~	~	~	
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	~	
20 Develop and maintain a skilled workforce to support long term competitiveness	~	~	~	
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	

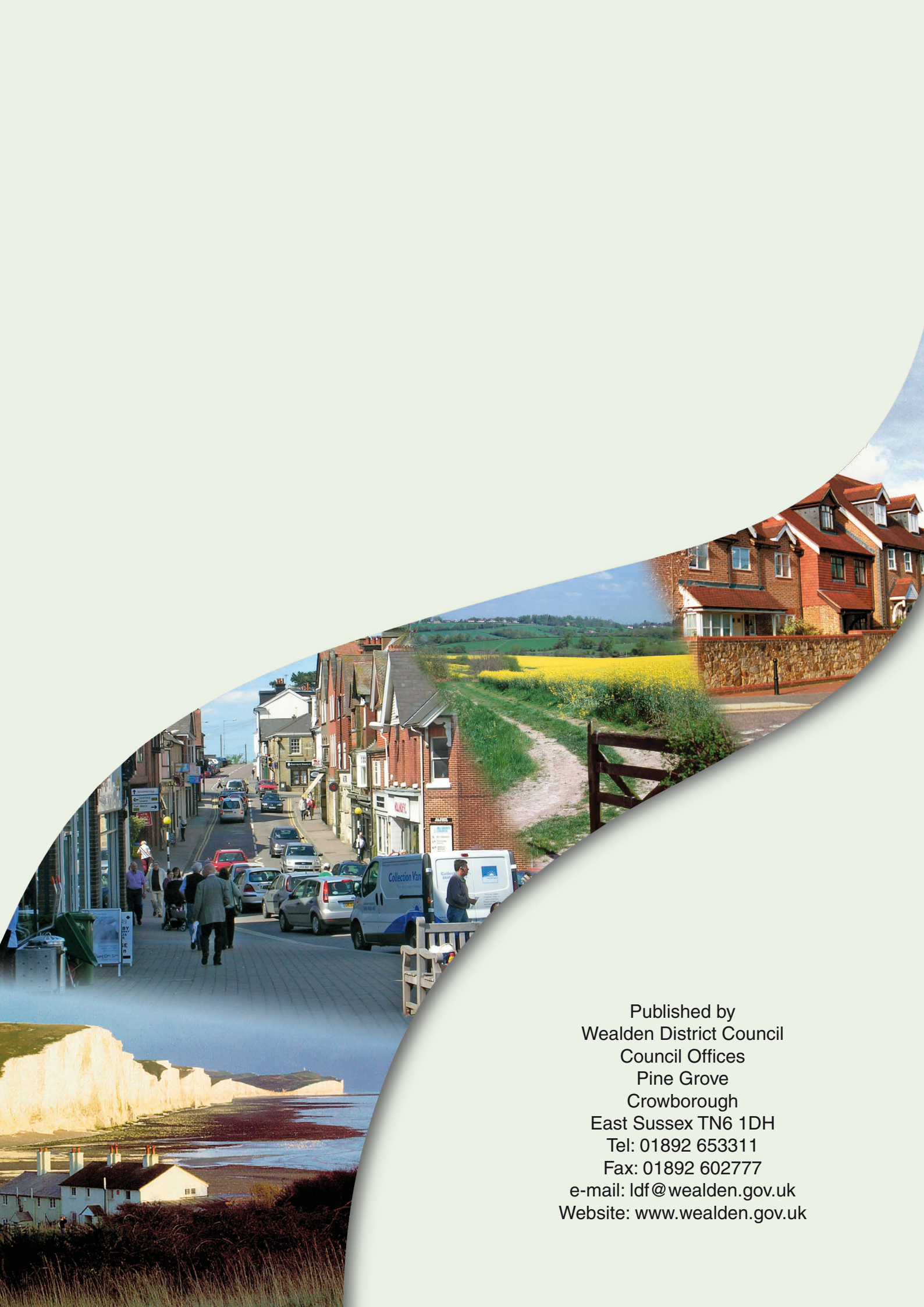
Conformity with other policy/initiatives **PPS9** - ensure that decisions about the development and use of land integrate biodiversity and geological diversity, whilst enhancing the former in green spaces so they are used by wildlife and valued by people. **A Biodiversity Action plan for Sussex (1998) -** To ensure that biodiversity action continues as a joint initiative, evolving a dynamic framework for nature conservation.
Summary The commitment to work with partners in developing a green network strategy will help to ensure consideration is given to wildlife corridors and biodiversity links and allow an holistic approach to biodiversity across the district and should result in significant beneficial effects for the biodiversity objective. Beneficial effects for other objectives may not in themselves be significant but include for human health, reducing flood risk, conserving the countryside, and prosperity.
Cumulative, synergistic and secondary effects Cumulative, synergistic and secondary effects include contribution to the wider drive to ensure biodiversity is recognised for the crucial role it plays in sustaining human life and health.
Monitoring proposals SSSI condition and area A change in area and populations of BAP habitats and species

WCS 13 Green infrastructure **The District's existing network of green infrastructure will be protected, improved and enhanced by the implementation of a Green Infrastructure Strategy, ensuring a multifunctional, accessible network which maintains and improves biodiversity and landscape character, increases opportunities for healthy living and contributes to healthy ecosystems and climate change objectives.** **Development proposals will not be permitted which would result in the loss of existing open space or harm to Wealden's network of green spaces unless measures are incorporated within the development that will either mitigate the effects of development or alternative and suitable provision is made that is accessible, of good quality and value to its users, in an appropriate location, at an appropriate scale and nature and would positively contribute to the overall network of green space.** **All new residential development will be required to contribute to the green infrastructure network and make provision for new open space. Where the scale of development would be too small to make on-site provision, the Council will seek developer contributions either towards the improvement of existing open spaces or towards the provision of open space elsewhere.**

SA Objective	Assessment			Comments / Proposed Mitigation
	Short term	Medium term	Long Term	
1 Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	~	~	~	
2 Improve the health and well being of the population				Strong links between a green infrastructure network and health, green infrastructure enabling low cost recreation, leisure and healthy activities. Green infrastructure reduces air pollution which leads to asthma and heart disease
3 Promote social inclusion and create/ sustain vibrant communities				Beneficial for promoting vibrant communities through improving ability to undertake low cost leisure and recreation
4 To ensure a safe environment including reducing crime and the fear of crime	~	~	~	
5 To provide accessible and high quality public services and facilities				Providing accessible low cost high quality leisure and recreation opportunities
6 To reduce the risk of flooding and the consequential damage to property and public well being				Green infrastructure also important contributor to flood defences including bunding and flood storage and reduces pressure on drainage and flood defences
7 Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	~	~	~	
8 Reduce air pollution and ensure local air quality continues to improve	~	~	~	Green infrastructure reduces air pollution which leads to asthma and heart disease
9 Reduce emissions of greenhouse gases	~	~	~	
10 Conserve and enhance the biodiversity of the District				Green infrastructure network will contribute to biodiversity preservation and enhancement.
11 Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment				Green infrastructure network should improve access to the countryside and protect landscape and the historic environment.
12 Reduce the need to travel by car and promote alternative methods of transport				The network should enhance routes for pedestrians, cyclists and equestrians and therefore promotes alternative

				modes of transport to the car
13 Minimise waste, maximise the re-use of materials, recycling and composting	~	~	~	
14 Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency				Green infrastructure includes waterways and surface water in the district.
15 Promote energy efficiency measures and encourage the use of renewable energy	~	~	~	
16 Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	~	~	~	
17 Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy				Resources such as the countryside, coast, wetlands, urban parks, street trees and their ecosystems are seen as critical for sustainable economic growth and social goals, not just a way of supporting wildlife and 'the environment'. Supporting jobs in rural tourism, agriculture and managing the land. Greenspaces near places of work reduce sickness absence, increasing productivity.
18 Promote sustainable tourism				Supporting jobs in rural tourism and maintaining an attractive environment to encourage tourism and sustainable transport through interconnectivity.
19 Ensure high and stable levels of employment and provide support for small firms and local businesses	~	~	~	
20 Develop and maintain a skilled workforce to support long term competitiveness	~	~	~	Businesses can retain and attract more motivated staff in greener settings.
21 Stimulate regeneration of town centres	~	~	~	
22 Develop a dynamic, diverse, and knowledge based economy	~	~	~	

Conformity with other policy/initiatives **Supplement to PPS1**: Planning and climate change - Underlies the benefits that can be achieved from existing and new opportunities for green infrastructure to urban cooling, sustainable drainage systems and to the conservation and enhancement of biodiversity. **PPS12:** Local Spatial Planning - Establishes that the Core Strategy should be supported by evidence of what physical, social and green infrastructure is needed to deliver sustainable communities. **Planning Policy Consultation paper: Planning for a Natural and Healthy Environment** - The two key objectives of this new PPS are to bring together related policies on the natural environment and open and green spaces, and to deliver, for the first time, planning policy on green infrastructure.
Summary Green infrastructure is dynamic - it must be strategically planned for, invested in and managed at local levels, if it is to function in underpinning and providing for a prosperous and sustainable economic future. The Green Infrastructure Policy has widely significant beneficial effects for the SA Framework. Green Infrastructure can underpin a healthy, productive and motivated population and through its enhancement help to address issues of deprivation and inequality as well as environmental issues such as biodiversity and flood risk.
Cumulative, synergistic and secondary effects Benefits include long-term employment, better health, more engaging education and social cohesion. Therefore potential for reduced need for healthcare, better employee productivity and better adaptation for climate change.
Monitoring proposals Local Area Agreement Targets and National Indicators Evaluation of provision against accessibility standards including the Accessible Natural Greenspace Standards (ANGSt) set by Natural England The provision of new green infrastructure assets including the number of green infrastructure planning applications



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