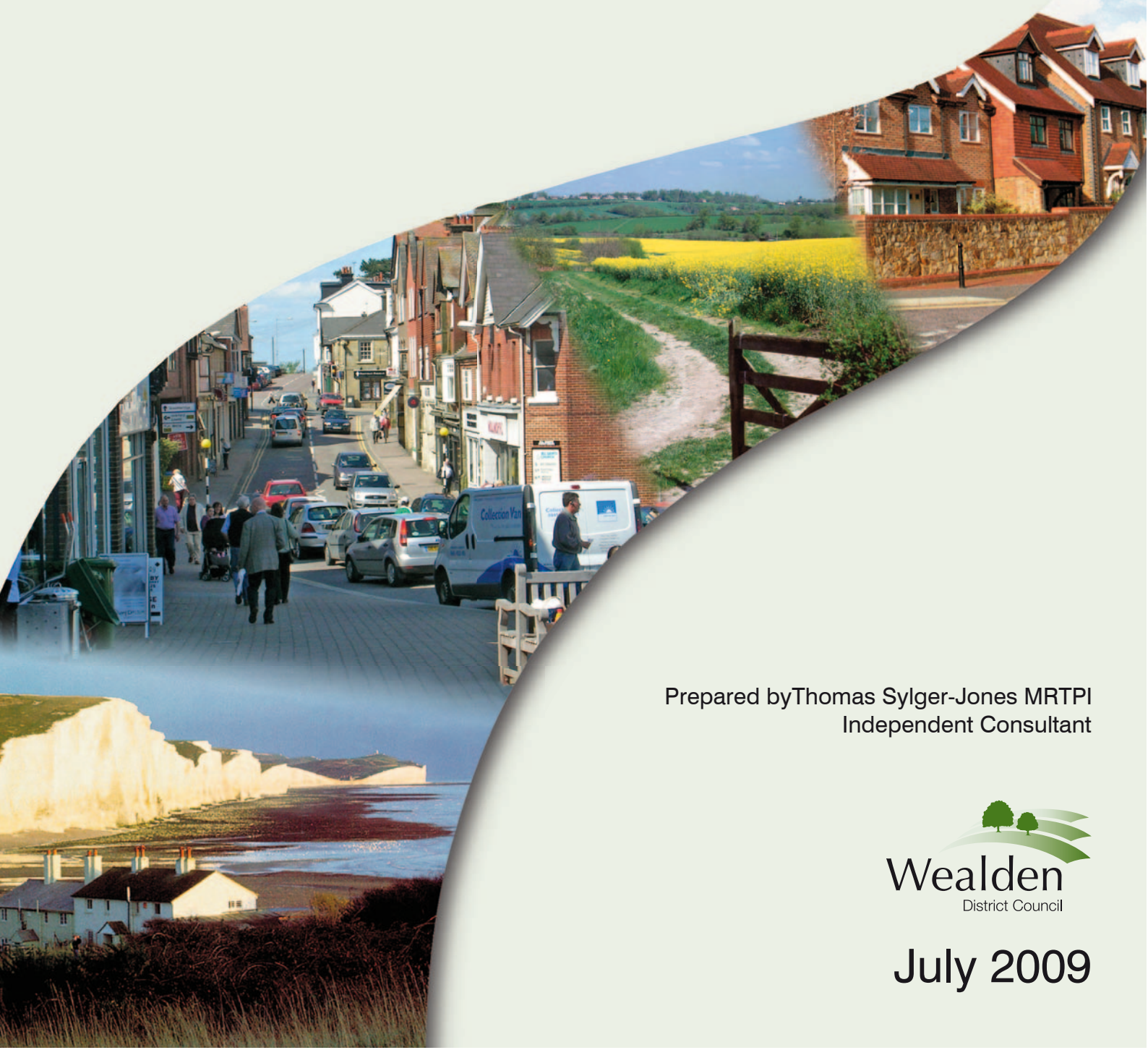


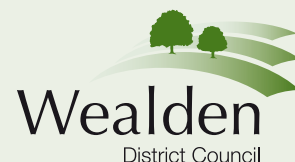
Wealden District Council Local Development Framework

Core Strategy

Spatial Development Options Sustainability Appraisal



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July 2009

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Representations on the Core Strategy - Spatial Development Options document must be received by Wealden District Council by 5.00 p.m. Friday 28th August 2009

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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1 Introduction

1.1 This Sustainability Appraisal Report has been prepared by an independent consultant to inform the production of the Wealden Core Strategy Development Plan Document (Core Strategy DPD). The Report addresses social and economic issues and incorporates an environmental assessment ⁽¹⁾.

1.2 The Wealden District Council Planning Policy Team has provided guidance and information with respect to the sustainability issues of the District, and formal discussions have helped ensure a comprehensive consideration of the sustainability attributes of the spatial development options for Wealden.

1.3 The consultant undertaking the appraisal attended the series of Councillor/ Local Strategic Partnership workshops concerning visioning and spatial development options in 2008 and 2009. Discussion at the workshops included consideration of the environmental, social and economic conditions in the District and helped inform this report.

1.4 This Sustainability Appraisal Report identifies and considers the sustainability attributes of the options contained within the Consultation Paper **Core Strategy - Spatial Development Options**. Summaries of the main findings can be found in the Consultation Paper on Spatial Development Options. If you have any comments to make with direct reference to this document then please write to Head of Planning and Environmental Policy, Wealden District Council, Council Offices, Pine Grove, Crowborough, TN6 1DH or email ldf@wealden.gov.uk by 5pm on Friday 28th August 2009.

1.5 If you have any questions relating to this document please contact the Planning Policy Team on 01892 602007 or email us at ldf@wealden.gov.uk.

Data Protection Act 1998 and Freedom of Information Act 2000

Representations cannot be treated in confidence. The Council will list names and representations on its website but will not publish personal information such as telephone numbers, e-mails or private addresses on its website. By submitting representations on the Core Strategy - Spatial Development Options consultation, you confirm that you agree to this and accept responsibility for your comments.

2 Purpose of the Sustainability Appraisal of the Core Strategy DPD

2.1 The planning system has a pivotal role to play in promoting patterns of land use that are more sustainable in terms of economic, social and environmental integration and delivering development that is more efficient in its use of resources. It is required that the objective of contributing to the achievement of sustainable development ⁽²⁾ is considered in the development of the Core Strategy DPD.

1 A 'Strategic Environmental Assessment' to meet the requirements of the European Directive on the Assessment of Certain Plans and Programmes

2 Sustainable development is defined in Planning Policy Statement 1 'Delivering Sustainable Development' Paragraph 4.

2.2 To assist in the process of identifying, understanding and taking appropriate action to promote sustainability Paragraph 39 of the Planning and Compulsory Purchase Act requires Wealden District Council to undertake a Sustainability Appraisal of Local Development Documents, and this includes the Core Strategy DPD.

2.3 Sustainability Appraisal is a process that identifies the likely significant impacts of planning strategies and policies so that decisions can be made in full knowledge of the sustainability attributes of each option. This Sustainability Appraisal Report sets out a detailed sustainability analysis of the six housing and four employment options that have been identified in the Core Strategy Consultation Paper on Spatial Development Options together with possible recommendations for mitigation. A Non Technical Summary ⁽³⁾ has been produced to provide a clear expression of the key issues.

3 Process of Sustainability Appraisal

3.1 Sustainability appraisal involves analysis, reporting and consultation on social, economic and environmental issues and follows a process prescribed in the Government guidance document Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents ⁽⁴⁾. This process has been adapted for the particular circumstances of the Core Strategy process at Wealden as illustrated in Figure 1.

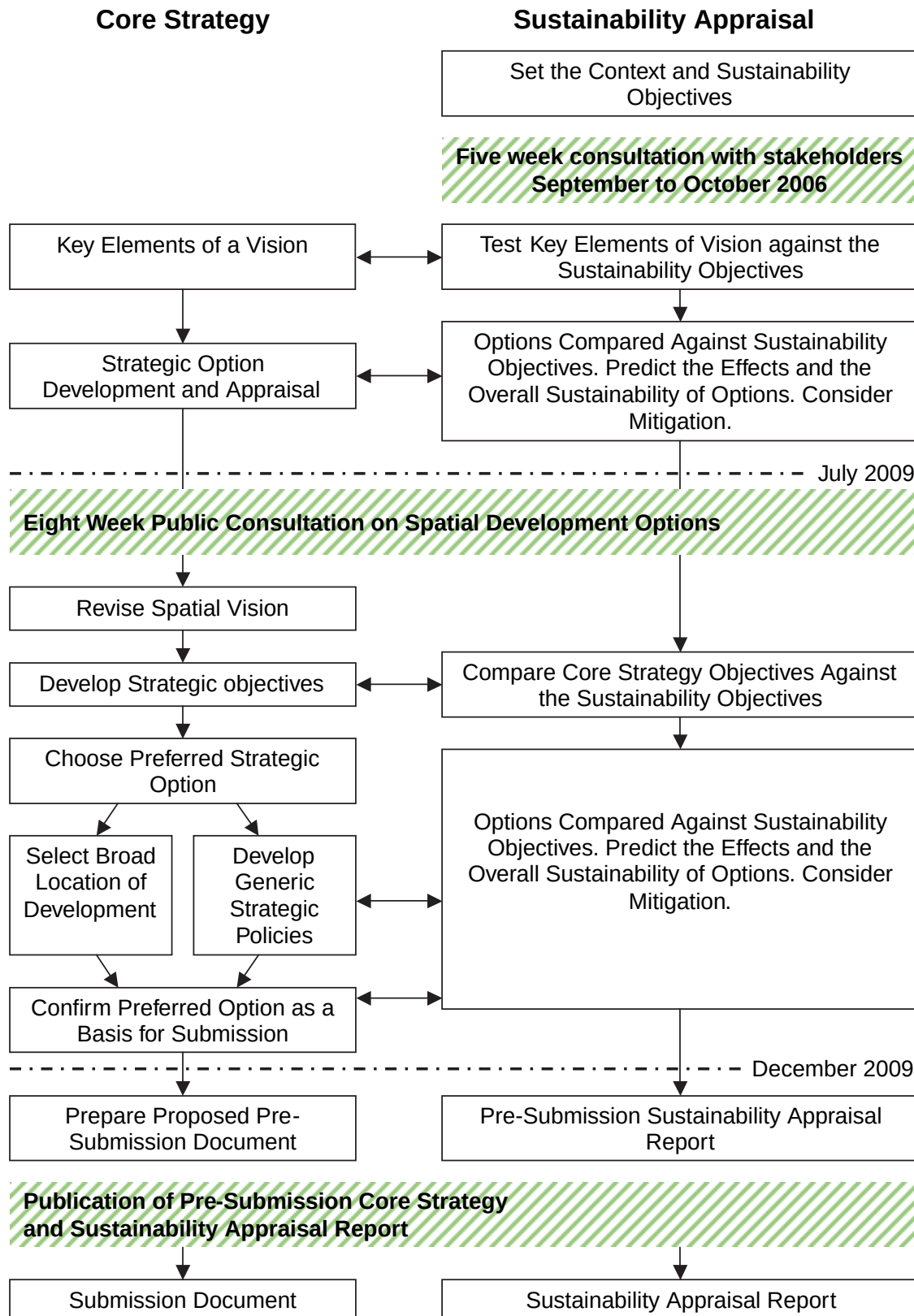
3.2 A key issue to be addressed is how the Core Strategy DPD can achieve a balance between improving access to countryside with protection of biodiversity and the landscape. With respect to biodiversity, it is noted that a Habitats Regulations Assessment ⁽⁵⁾ is being carried out as a separate exercise, but one that will inform this sustainability appraisal.

3 http://www.wealden.gov.uk/Planning_and_Building_Control/Local_Plan/CoreStrategy.aspx

4 ODPM 2005 <http://www.communities.gov.uk/publications/planningandbuilding/sustainabilityappraisal>

5 A Habitats Regulations Assessment is required to determine the nature of likely impacts on relevant Special Protection Areas, Special Areas of Conservation and Ramsar sites

Figure 1 Sustainability Appraisal and the Core Strategy Process



Scoping

3.3 The first formal task when undertaking a sustainability appraisal is to consult on and publish a Scoping Report, which provides the framework for the Sustainability Appraisal of relevant Local Development Documents. In February 2007 Wealden District Council produced a Scoping Report, after consultation with relevant stakeholders, which concerns the formulation of the Core Strategy, the Site Allocations Development Plan Document and the Design Guide Supplementary Planning Document.

3.4 Scoping the Sustainability Appraisal is process orientated and involves establishing the baseline of current social, economic and environmental conditions; the identification and review of other plans that influence and govern development in Wealden District and, on the basis of a consideration of these two elements, the establishment of a set of Sustainability Appraisal (SA) Objectives. There are 22 SA Objectives in total, known collectively as the SA Framework. The SA Framework is set out as Table 1.

3.5 There is a need to continuously update the scope of the Sustainability Appraisal to take into account emerging legislation and guidance as well as new evidence. A full account of a review of recently produced documents and evidence has been included in this Sustainability Appraisal Report in Appendix 2. Whilst the updated information and requirements have been taken into consideration, it is not considered necessary to amend the SA Framework since the issues arising are already addressed. The emerging issues, however, have been taken into account when undertaking the appraisal.

Table 1 The Sustainability Appraisal Framework

SOCIAL OBJECTIVES	
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
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
ENVIRONMENTAL OBJECTIVES	
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
ECONOMIC OBJECTIVES	
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

The role of Sustainability Appraisal in developing Core Strategy Options

3.6 The process of identifying issues that need to be addressed in the Local Development Framework involves a consideration of the same evidence base as is used to establish the scope for sustainability appraisal. The focus is, unlike for sustainability appraisal, to identify the development needs for the District. A series of consultations and workshops involving Councillors, the Local Strategic Partnership, Government organisations, the development industry and the public have helped to establish the scope of issues to be addressed by the Core Strategy and the emerging options.

3.7 The development aims of the Core Strategy are expressed as the elements of the vision. To ensure a consistent approach in option development the first task of the Sustainability Appraisal process is to consider each aim of the vision against the SA Framework.

3.8 From this set of Core Strategy vision elements a range of options has been identified in order to deliver housing and employment development. At this point it is the role of Sustainability Appraisal to identify and consider the likely sustainability attributes of each of the suggested options. This Sustainability Appraisal Report reports the outcome of that exercise to ensure that the likely environmental, social and economic impacts of the options are taken into account during consultation.

3.9 The findings of the Sustainability Appraisal Report and the comments received on the Consultation Paper on Spatial Development Options during the consultation period will be used to help identify the best options for the planned development of the District.

The role of Sustainability Appraisal in developing the further stages of the Core Strategy

3.10 The Council will consider the findings of the Sustainability Appraisal, alongside responses received during the consultation on spatial development options for Wealden, and identify a preferred development strategy for the District. Further appraisal will be undertaken of the preferred strategy and this will help identify ways in which the strategy can be amended to ensure measures are included that will avoid or mitigate adverse impacts, and maximise beneficial impacts.

3.11 The preferred development strategy will be presented as the submission Core Strategy and a Sustainability Appraisal Report will be published alongside this to provide information about the sustainability attributes of the Development Plan Document.

4 Methodology for Sustainability Appraisal of Options

4.1 An assessment matrix has been completed for each of the 6 housing and 4 employment options. This has involved considering the likely impacts of each option in the context of each of the 22 social, environmental and economic objectives which comprise the SA Framework and taking into account the baseline and requirements of other plans. The appraisal matrices include a consideration of all likely impacts and are provided as Appendix 1 to this report. A summary of the matrices is provided for comparison of the options at the end of Section 6, which considers housing options, and Section 7, which considers employment options.

4.2 At this stage of consultation the plan making process and Sustainability Appraisal are concerned with strategic issues. In this way a preferred strategy can be identified which has the best sustainability attributes in terms of the impact on the whole District.

4.3 Once a preferred strategy has been identified, consideration can be given to specific locations that may be identified for development. Sustainability appraisal can then inform the preparation of the submission Core Strategy and will draw on the findings of the Strategic Housing Land Availability Assessment (SHLAA) and other technical studies.

4.4 The options presented in the Consultation Paper on Spatial Development Options have emerged from a series of consultations and workshops. Whilst there has been no formal Sustainability Appraisal of earlier iterations of the options, sustainability issues have been considered in the construction of the options. These include:

- environmental constraints such as avoiding impacts on the Ashdown Forest Special Protection Area and the Areas of Outstanding Natural Beauty;
- social considerations, such as accessibility by public/ sustainable transport; and
- economic concerns, such as the regeneration of the south of the District and of the town centres.

4.5 In providing an early opportunity for stakeholders to comment on the possible options for the plan, the process is fully compliant with the Strategic Environment Assessment Directive⁽⁶⁾. A full account of the requirements of this Directive and how the sustainability appraisal process meets these requirements is provided as Appendix 3.

5 Key Vision Elements

5.1 This section reports on the appraisal of the key elements of the vision for the Core Strategy against the SA Objectives. Table 2 illustrates where there are tensions (red squares); where there is not likely to be any conflict (yellow squares); and where a positive relationship exists between the two (green squares). Where the relationship is unknown or not relevant, this is shown as a white square with a question mark. The SA Objectives are numbered 1 to 22 on the horizontal access and the Core Strategy DPD vision elements are on the vertical access:

One - accommodating required development and change in a way that protects Wealden's attractive rural character and maintains the function of the countryside as a recreational and economic resource - not only for local residents but also for visitors from elsewhere.

Two - reducing inequalities and imbalance in the District's population by addressing problems and creating opportunities for a better quality of life, for example through improved education, health, leisure and recreation and by seeking to address the need for affordable housing and the desire for a decent home for all, including minority groups.

Three - increasing economic momentum so that Wealden is an even better place for small businesses to start and grow, and so that it can draw in investment and be a prime location that contributes to the economic regeneration of the Sussex Coast area.

Four - fostering a pattern of towns and villages which work together to support one-another's needs, and focusing growth where it is most accessible and sustainable, is supported by infrastructure, and can bring most benefit to the objectives for that place.

Five - improving accessibility for all and ensuring better integrated public transport connections between Wealden and neighbouring areas so that we reduce the impact of the car, improve the District's attractions for visitors, and enable residents to take advantage of the jobs and facilities on offer.

Six - recognising the scale and extent of the potential impacts of climate change, and the need to adapt behaviours in a way which helps nurture our landscape, protect and enhance biodiversity, reduce carbon footprints and the emission of greenhouse gases, and encourage the use of renewable energy and other natural resources.

Table 2 Testing the Core Strategy DPD vision against SA Objectives

	Social					Environmental											Economic					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1	Y	G	G	Y	Y	Y	G	Y	Y	G	G	Y	Y	Y	R	Y	Y	G	Y	Y	G	Y
2	G	G	G	G	G	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	G	Y	G	Y	Y	Y	Y
3	Y	G	Y	Y	G	Y	G	Y	Y	Y	Y	Y	Y	Y	Y	G	G	G	Y	G	G	G
4	Y	G	G	Y	G	?	G	Y	Y	?	?	G	Y	Y	Y	Y	G	G	G	G	G	G
5	Y	G	G	Y	G	Y	Y	G	G	Y	Y	G	Y	Y	Y	G	G	G	G	G	G	G
6	G	G	G	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G

5.2 Appraisal of the vision for the Core Strategy DPD identifies a strong correlation with sustainability objectives and few instances of conflict. For some sustainability objectives, however, there may need to be a more proactive approach to ensure benefits. The issues in question are those which can most effectively be addressed by design criteria and include waste management, water management, energy efficiency and safety/crime.

5.3 Vision element one seeks to protect the rural character. As a recreational resource accessible to all, the social benefits would be strong. Conflict may exist, however, with respect to the delivery of large scale renewable energy technologies. An assessment of energy technologies could be conducted in this respect to inform a sustainable energy strategy for the District.

5.4 The positive attributes of vision element two could be enhanced by recognition of the link between sustainable transport and healthy lifestyles, not only in respect of the exercise value but in reducing air pollution. Similarly, there is a strong link between local produce, sustainable tourism and health that it may be possible to emphasise more clearly.

5.5 The vision for the economy, element three, offers good potential to support social objectives, regeneration and a more sustainable approach to business based on local services and products. The potential for further benefits could be enhanced by linking employment development and education.

5.6 Vision element four is strongly positive in respect of social and economic objectives and is supplemented in this respect by vision element five which includes an aspiration to deliver more sustainable transport. It could be further enhanced if proactive measures were introduced to ensure the economies of scale offered by mixed development to increase the capacity of renewable energy and to improve energy efficiency.

5.7 Vision element five is central to sustainability and strongly supports social and economic objectives. Through reduced emissions there would not only be benefits to human health but also to biodiversity. Policies would be required to ensure infrastructure was delivered in a way that was compatible with protection of the landscape and important habitats.

5.8 Vision element six scores positively across the whole range of sustainability objectives since addressing the causes and consequences of climate change are essential to sustainability.

5.9 It is these issues together with those identified in Table 6 of the Scoping Report that provide a basis for an appraisal of sustainability:

- Accessible open space and recreation opportunities;
- Protect the Ashdown Forest Special Protection Area (SPA)/ Special Area of Conservation (SAC) and Pevensey Levels Special Site of Scientific Interest (SSSI)/ Ramsar site;
- Protect and enhance character and heritage;
- Sustainable use of land;
- Sustainable design and addressing the causes and consequences of climate change;
- Sustainable transport;
- Balancing housing provision and employment to mutual benefit;
- Linking employment and education to improve skills and entrepreneurship;
- rural diversification; and
- social inclusion.

6 Likely Predicted Impacts of the Housing Options

6.1 This section sets out the likely significant impacts of each housing option and draws on the respective appraisals against each of the 22 SA Objectives. The detailed appraisal of each option is provided in Appendix 1.

6.2 For each option the key strategic elements are identified and considered first, followed by an account of the likely impacts on the towns and parishes. It will be at the next stage of plan preparation that a consideration of more specific locations for development can be introduced.

Option One: Proportionate Growth in Existing Settlement Hierarchy

Key strategic elements

6.3 Option One seeks to allocate housing proportionately to the existing settlement hierarchy, without taking environmental constraints into consideration. Major development would occur in the Parishes of Crowborough, Forest Row, Heathfield & Waldron, Rotherfield, Uckfield, Wadhurst and Withyham in the north; Hailsham & Hellingly, Pevensey, Polegate, Westham, and Willingdon and Jevington in the south. More than 100 houses would also be delivered in the Parishes of Danehill, Framfield, Hartfield, Horam, Maresfield, Mayfield & Five Ashes in the north; and Chalvington with Ripe, East Dean and Friston, Herstmonceux and Ninfield in the south. As a result all these Parishes would have the potential to increase the provision of affordable housing substantially.

6.4 The option makes provision for substantial development in Hailsham and Polegate and this would help to address deprivation issues in these areas. Growth distributed across the District would also provide opportunities to improve services and/or access to services in rural areas. The strategy could be supplemented by the requirement for contributions to support access by public transport to services in the main settlements from more remote settlements.

6.5 A low density of population combined with poor transport links within the District mean that providing services economically and to a high standard would be difficult to achieve in rural areas. In addition, opportunities to substantially improve services in the main towns may be limited in comparison to other options.

6.6 This option does not take landscape or biodiversity into account. Potentially significant adverse impacts could occur with respect to the High Weald AONB, proposed National Park, Ashdown Forest SPA/ SAC, Pevensey Levels SSSI/ Ramsar site, Penn's Rocks SSSI and Beachy Head SSSI.

6.7 In addition to the strategic approach to development, strong and clear policy and criteria will be required to ensure designated habitats are protected and enhanced and that design incorporates measures to support and enhance biodiversity.

6.8 This option does not take flood risk into consideration. Flood risk assessment may be required for several areas to identify suitable sites and demonstrate deliverability.

6.9 Option One offers an opportunity to consolidate services in all areas to help reduce the need to travel. The low density of the population combined with poor transport links within the District may, however, result in continuing reliance on cars. With a distribution of development evenly across the District it may be possible to limit any adverse impact on congestion, particularly on the A27.

6.10 A key part of the strategy could be to improve public transport, cycling and walking between settlements. In particular, significant funds could be directed to the improvement of sustainable transport between Hailsham and Polegate. In addition, the combined allocations in Uckfield, Crowborough and surrounding settlements may support the long term case for establishing a rail link to Lewes.

6.11 The distribution of development would support vitality across the District, including rural areas, and could provide a focus for opportunities to improve local service and food provision. There may not, however, be sufficient development in the south to meet the objectives for the Hailsham-Eastbourne Triangle.

6.12 The option is compatible with providing homes with good access to work in London, Brighton and Eastbourne as well as local employers and offers an opportunity to link affordable housing need with accessibility to learning resources and specific, local skills needs in learning centres at Hailsham/Polegate within the District and in Brighton and Eastbourne outside the District.

6.13 The option would support a balanced improvement to infrastructure across the District to support the economy but there may not be sufficient development in the south to meet the infrastructure objectives for the Hailsham-Eastbourne Triangle. Measures could be considered to encourage development that would link to opportunities to access learning resources to improve skills and entrepreneurialism in urban and rural areas.

Potential benefits

- Strengthen rural economy
- Strengthen social cohesion in rural communities
- Support, but not maximise regeneration
- Seeks to reduce infrastructure issues in the south by not taking the Hailsham-Eastbourne Triangle agenda forward

Potential problems

- Fewer opportunities for economies of scale in service and infrastructure provision and regeneration
- Potential impact in High Weald AONB
- Potential impact on Ashdown Forest SPA/SAC and Pevensey Levels SSSI/Ramsar site and Beachy Head SSSI
- Flood Risk

Town and Parish impacts

6.14 Potentially significant adverse impacts could occur in the Parishes of Forest Row, Crowborough, Danehill, Hartfield, Heathfield and Waldron, Horem, Maresfield, Mayfield & Five Ashes, Ninfield, Rotherfield, Wadhurst, Warbleton and Withyham (High Weald AONB) and East Dean & Friston, Pevensey and Polegate (proposed National Park). Development

in the villages of Rotherfield, Wadhurst, Danehill, Framfield, Hartfield, Maresfield and Mayfield would be restricted by the Conservation Area designations. Similarly, Wadhurst Castle, a designated Historic Park, lies adjacent to Wadhurst village development boundary.

6.15 Potentially significant adverse impacts could occur in the Parishes of Danehill, Forest Row and Crowborough (Ashdown Forest SPA/ SAC), Pevensey and Polegate (Pevensey Levels SSSI/ Ramsar site), Withyham (Penn's Rocks SSSI) and East Dean & Friston (Beachy Head SSSI).

6.16 With 14% of the District is designated as Ancient woodland, it is important that this irreplaceable resource is not lost or harmed as a consequence of development. This is likely to be an issue of concern in the Parishes of Danehill, Horam, Maresfield, Mayfield and Wadhurst.

6.17 Flood risk assessment may be required for several areas to identify suitable sites and demonstrate deliverability. Areas within or near to flood plains include the Parishes of Danehill, Horam, Maresfield, Mayfield, Rotherfield, Uckfield, Hailsham, Forest Row and Isfield.

Option Two: Growth Focused at Uckfield and Hailsham

Key strategic elements

6.18 The distribution of housing in Option Two 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 and Hellingly, and Polegate and Willingdon.

6.19 Option Two would deliver the majority of homes in the most accessible locations in the District with the remainder distributed proportionally in the smaller settlements to meet some of the local housing need. This is likely to support good access to services and employment in general and the opportunity exists to address deprivation issues and regeneration in Uckfield and in Hailsham.

6.20 It is predicted that Option Two would perform well with respect to social objectives, and a reasonably balanced approach to economic growth. Uncertainties exist with respect to flood risk, water and waste water management. The strong role of regeneration and a focus on urban areas would also reduce the need for greenfield land. A potentially adverse impact, however, is that Option Two may not sufficiently address the need to improve social inclusion in rural settlements and to help diversify the rural economy.

6.21 In the south of the District it would be necessary to address the capacity issues at Hailsham north and south waste water treatment works and to improve highway infrastructure with particular regard to the A27. These issues present a risk that development could be delayed. Furthermore, the cost of resolving these issues may limit the availability of contributions to other infrastructure.

6.22 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 the current high reliance on the use of the car may, however, lead to localised air quality issues. A strength that Option Two 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. It is notable that with substantial allocations in Uckfield and Crowborough Option Two may help support the long term business case for establishing a rail link from Uckfield to Lewes.

6.23 It is an important objective to provide accessible and high quality public services as currently only 4.8% of the population are within 20 minutes travel time of a range of 3 different sports facility types compared to 20.9% nationally ⁽⁷⁾. This could be a priority issue for improvement where development occurs.

6.24 The Strategic Flood Risk Assessment, September 2008, reports that the areas surrounding Polegate, Willingdon, Eastbourne and Hailsham suffer from flooding as a result of incapacity in the existing drainage infrastructure and/or the speed at which storm water is delivered to the Brooks. With significant development in this area further flood risk assessment may be necessary to demonstrate deliverability of Option Two. Consideration of flood risk is also required in Uckfield. The development strategy in Option Two would be less restricted by habitat designations and biodiversity than other options since allocations in the High Weald AONB and Ashdown Forest SPA/SAC would be relatively small. Potential conflict may exist in the Parish of Westham due to close proximity to the Pevensey Levels SSSI/Ramsar site, which is located to the north, and in the Parish of East Dean & Friston, which contains the Seaford to Beachy Head SSSI. In the Parish of Herstmonceux, several areas of ancient woodland surround the main settlement. 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.

6.25 The Scoping Report indicates that Wealden is lacking a highly skilled workforce due to the number of people of working age with qualifications of NVQ Level 4 and above. The trend shows that the number of people with qualifications of NVQ Level 4 and above have reduced from 27.4% in 2001/02 down to 25.3% in 2003/04. In addition, just 10.2% of the employed workforce is employed in professional occupations, compared to 13.5% in the South East. The development strategy to deliver Option Two would be strongly based on regeneration in the south and 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. The option would not, however, address rural access to opportunities and therefore improve the performance in this respect. Option Two could be supplemented by a policy of linking the delivery of affordable housing in rural areas with accessibility to learning resources and specific, local skills needs in learning centres at Uckfield, Hailsham, Brighton and Eastbourne.

7 Sustainability Appraisal Scoping Report February 2007
http://www.wealden.gov.uk/planning_and_building_control/Local_Plan/Sustainability_appraisal_SEA.pdf

Potential benefits

- Development in most accessible locations
- Address deprivation in Hailsham and Uckfield
- Regeneration
- Potentially limited impact in AONB and proposed National Park
- Potentially limited impact on Ashdown Forest SPA/SAC and Pevensey Levels SSSI/ Ramsar site
- Greater potential for the use of previously developed land and less need for greenfield sites

Potential problems

- Affordable housing less likely to be in first choice settlement
- Little benefit to the rural economy
- Less likely to address social cohesion in rural communities
- Infrastructure issues in the south

Town and Parish impacts

6.26 Option Two would involve substantial development in Uckfield and Crowborough. The impact of reducing development in Forest Row, taking into account the issues of flood risk and potential impact upon the SPA, is the increase in the distribution of development elsewhere in the north of Wealden and in particular Crowborough where affordable housing need is high. The additional recreational pressure on the Ashdown Forest possibly created by new residents in the vicinity will require some form of mitigation.

6.27 In the south of the District the focus on Hailsham, Hellingly and Herstmonceux may, through a change in hydrology and potential pollution, impact on the Pevensey Levels SSSI/ Ramsar site. The potential for adverse landscape impact also exists if development were to take place to adjacent to the proposed South Downs National Park and the High Weald AONB (to the north of Herstmonceux, or Ninfield). In addition, it would be important to avoid inappropriate development in the vicinity of Herstmonceux castle/place Historic Park and Garden.

6.28 Uckfield and Hailsham both enjoy good services which would meet the majority of needs. Accessibility to these locations by rail from rural areas is, however, limited with Uckfield at the end of the line and Hailsham with no railway station. A key supplementary policy to the development strategy would need to include a substantial contribution to improving walking and cycling facilities and improving connectivity by bus between Polegate and Hailsham, and between rural areas and the main towns both within and outside the District.

6.29 With substantial development in the south additional pressure would be experienced on scarce water resources and limited waste water treatment capacity. A key element of the development strategy for Option Two would be, therefore, to consider the need for a high level of water efficiency in new development in Hailsham/Hellingly, Polegate, Willington and Jevington, Chiddingly and Westham.

Option Three: Focused Growth at Uckfield and Polegate

Key strategic elements

6.30 The distribution is similar to Option Two in so far that it takes into account the focus on Uckfield as indicated in the South East Plan. The focus for development in the south is between Hellingly, Polegate, Willingdon and Jevington and Hailsham, but the level of growth in Polegate is limited to reflect the relatively small growth in Hailsham/Hellingly in the recent past. Affordable housing need would be met as far as possible through the distribution of housing in the remaining parishes in proportion to local requirements.

6.31 It is predicted that Option Three would perform well with respect to social objectives and support the economy through regeneration and rural development. The potential impact on the landscape is uncertain and this would be of particular concern if substantial development was proposed in the High Weald AONB or Sussex Downs AONB (proposed National Park).

6.32 Option Three would deliver the majority of homes in the most accessible locations in the District with the remainder distributed proportionally in the smaller settlements to meet some of the local need. This is likely to support good access to services and employment in general and the opportunity exists to address deprivation issues and regeneration in Uckfield and in Hailsham East.

6.33 It is an objective to provide accessible and high quality public services. In particular only 4.8% of the population are within 20 minutes travel time of a range of 3 different sports facility types compared to 20.9% nationally. This could be a priority issue for improvement where development occurs.

6.34 Option Three entails a greater level of development in rural areas than Option Two and this offers greater potential to address the need to improve social inclusion in rural settlements and to help diversify the rural economy. In particular, a supplementary policy to the development strategy could link services, facilities and employment opportunities between the north east and east of the District with the main towns, by bus and cycle paths.

6.35 The focus upon development in urban areas would support a reasonable balance between the use of greenfield and previously developed land. In the south of the District, however, the need would exist to address wastewater treatment capacity and to improve transport infrastructure. This presents a risk that development could be delayed until such time as the issues can be resolved. Furthermore, the cost of resolving these issues may limit the availability of contributions to other infrastructure.

6.36 Currently, there are no Air Quality Management Areas in the District and, consequently, no requirement to improve air quality in any specific location. However, the focus in Option Three of development around the A27 and high reliance on the use of the car may increase the probability of localised air quality issues. A strength that Option Three 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. It is notable that with substantial allocations in Uckfield and Crowborough Option Three may help support the long term business case for establishing a rail link to Lewes.

6.37 The Strategic Flood Risk Assessment, September 2008, reports that the areas surrounding Polegate, Willingdon, Eastbourne and Hailsham suffer from flooding as a result of incapacity in the existing drainage infrastructure and/or the speed at which storm water is delivered to the Brooks. With significant development in this area further flood risk assessment may be necessary to demonstrate deliverability of Option Three. The availability of suitable land in areas outside high and medium flood risk is an important factor when considering the growth indicated in Uckfield.

6.38 The development strategy in Option Three may be less restricted by habitat designations and biodiversity due to allocations in proximity to Ashdown Forest SPA/SAC. Potential conflict exists in the Parish of Westham due to close proximity to the Pevensey Levels SSSI/Ramsar site, which is located to the north, and in the Parish of East Dean & Friston, which contains the Seaford to Beachy Head SSSI. In the Parish of Herstmonceux, several areas of ancient woodland surround the main settlement and it is important that this irreplaceable resource is not lost or harmed as a consequence of development.

6.39 The Scoping Report indicates that Wealden is lacking a highly skilled workforce due to the number of people of working age with qualifications of NVQ Level 4 and above. The trend shows that the number of people with qualifications of NVQ Level 4 and above has reduced from 27.4% in 2001/02 to 25.3% in 2003/04. In addition, just 10.2% of the employed workforce is employed in professional occupations, compared to 13.5% in the South East. The development strategy to deliver Option Three would be strongly based on regeneration in the south and would be compatible with a strategy of good access to employment and education in London, Brighton and Eastbourne.

6.40 The option does not provide for substantial growth to address access to opportunities from rural areas, although it is noted that the allocations are greater than for Option Two. The performance in this respect could be supplemented by a policy linking the delivery of affordable housing in rural areas with accessibility to learning resources and specific, local skills needs in learning centres at Uckfield, Hailsham, Brighton and Eastbourne.

Potential benefits

- Development in most accessible locations
- Address deprivation in Hailsham

Potential problems

- Affordable housing less likely to be in first choice settlement
- Limited benefit to the rural economy

- Regeneration
- Potentially limited impact in AONBs
- Potentially limited impact on Ashdown Forest SPA/SAC and Pevensey Levels SSSI/ Ramsar site
- Greater potential for the use of previously developed land and less need for greenfield sites
- Less likely to address social cohesion in rural communities
- Infrastructure issues in the south

Town and Parish impacts

6.41 Option Three would involve substantial development in Uckfield and Crowborough. The impact of reducing development in Forest Row, taking into account the issues of flood risk and potential impact upon the SPA, is the increase in the distribution of development elsewhere in the District and in particular Crowborough and Heathfield where affordable housing need is relatively high. As with Option Two further consideration may be needed to the relevant mitigation measures required to prevent recreational pressure on the Ashdown Forest SPA from new residents in the vicinity. However, the role and type of mitigation required for development in Crowborough in Option Three, as opposed to Option Two which is less half the amount of additional growth, may be more significant.

6.42 In the south of the District the focus on Hailsham, Hellingly and Herstmonceux may, through a change in hydrology and potential pollution, impact on the Pevensey Levels SSSI/ Ramsar site. The potential for adverse landscape impact also exists if development were to take place adjacent to the Sussex Downs AONB (proposed National Park) and to the north of Herstmonceux, or Ninfield in the High Weald AONB. In addition, it would be important to avoid inappropriate development in the vicinity of Herstmonceux Castle/Place Historic Park and Garden.

6.43 Uckfield, Polegate and Hailsham all enjoy good services which would meet the majority of needs. However Hailsham cannot be accessed by rail and connectivity is limited in Uckfield as it is situated at the end of the line. A key supplementary policy to the development strategy would be to include a substantial contribution to improving walking and cycling facilities and improving connectivity by bus between Polegate and Hailsham, and between rural areas and the main towns both within and outside the District.

6.44 In addition to the more strategic flood risk concerns regarding broad locations at Polegate/Hailsham and Uckfield, site specific concerns may arise to the east and west of Maresfield village and a flood zone along the course of Waldron Ghyll to the north and east of Horam.

6.45 Option Three by virtue of an urban focus is reasonably compatible with the objective of maximising the use of previously developed land, but has less scope to do so than Option Two. To minimise the requirement for greenfield sites it may be a key part of the development strategy to identify locations where high density development would be appropriate.

6.46 Option Three includes the second largest proportion of housing of all the options in Crowborough, which is near the Ashdown Forest SPA/SAC. The location of housing in this Parish and in the Parishes of Hartfield and Maresfield will be informed by a Habitats Regulations Assessment in this respect. It is understood, however, that the proposed level of development at Crowborough is high due to the absence of additional development in Forest Row, Pevensey and the need to consider the distribution needs of the district as a whole. However the significant number of dwellings proposed in Crowborough may have a potential impact on the Ashdown Forest SPA and SAC.

6.47 With substantial development in the south it has been noted that scarce water resources and limited waste treatment capacity would be put under additional pressure. A key element of the development strategy for Option Three may include a high level of water efficiency in new development across the District but with particular regard to development in Hailsham, Hellingly, Polegate, Willingdon and Jevington, Chidingly, Pevesney and Westham.

Option Four: Housing Distribution Reflecting the Areas of Outstanding Natural Beauty, Affordable Housing Need and Accessibility Criteria

Key Strategic elements

6.48 Option Four seeks to promote allocations in locations where affordable housing need is greatest, but also takes into account a range of constraints including avoiding impacts on the Area of Outstanding Natural Beauty, the Ashdown Forest SPA/ SAC, and the advantages of provision of development in rural settlements which are accessible by sustainable/public transport to railway stations.

6.49 It is considered that Option Four would support regeneration objectives and offers strong compatibility with strategic level environmental objectives. The balance of development would, consequently, provide stronger protection of designated landscapes and of biodiversity in both the north and south of the District. Concern has been identified, however, regarding the inability of the proposal to support the vitality of rural areas and the need to substantially invest in highway and water treatment infrastructure in the south of the District.

6.50 The distribution of development is very much focused in the south of the District and access to the main settlements. Significant funds would be needed to deliver improvements to the A27, the wastewater treatment works in Hailsham north and south. There would also be a need to address related concerns concerning the delivery of the Eastbourne-Hailsham Triangle objectives in the medium term. Whilst this would entail a regeneration-led development strategy, infrastructure logistics and costs could lead to delays in the delivery of housing and employment.

6.51 A major adverse impact associated with Option Four would be that outside the main settlements providing services economically and to a high standard would be difficult to achieve due to a continuing low density of population in rural areas combined with poor transport links. A key supplementary element of Option Four would need to be improving

bus and cycle links between the main settlements and their rural hinterland. A priority may be to link affordable housing provision with opportunities to access learning resources to improve skills and entrepreneurialism in urban and rural areas.

6.52 The Strategic Flood Risk Assessment, September 2008, reports that the areas surrounding Polegate, Willingdon, Eastbourne and Hailsham suffer from flooding as a result of incapacity in the existing drainage infrastructure and/or the speed at which storm water is delivered to the Brooks. With significant development in this area further flood risk assessment may be necessary to demonstrate deliverability of Option Four.

6.53 Whilst there are no Air Quality Management Areas in the District, requiring the improvement of air quality, the focus of development around the A27 and high reliance on the use of the car may increase the probability of localised air quality issues. It would be an important supplementary policy for Option Four to improve sustainable transport between the main towns and rural settlements and between Hailsham, where there is no rail station, and Polegate. It is notable that with substantial allocations in Uckfield and Crowborough Option Four may help support the long term business case for establishing a rail link to Lewes.

6.54 Option Four can maximise regeneration in the District and support the objectives of the Eastbourne-Hailsham Triangle. This would generate substantial opportunities to address deprivation where it is most needed. Development opportunities would be limited in the rural area, however, particularly in the north of the District and in the vicinity of the Ashdown Forest SPA/ SAC. With significant funding required to improve wastewater treatment capacity to meet the housing requirements to south Wealden and potentially highway infrastructure, concern exists with respect to what could be achieved in the south of the District within the plan period.

Potential benefits

- Development in most accessible locations
- Address deprivation in Hailsham
- Regeneration
- Potentially impact in the AONBs
- Potentially limited impact on Ashdown Forest SPA/SAC and Pevensey Levels SSSI/ Ramsar site
- Potential for greater use of previously developed land and less need for greenfield sites

Potential problems

- Affordable housing less likely to be in first choice settlement
- Limited benefit to the rural economy
- Less likely to address social cohesion in rural communities
- Infrastructure issues in the south

Town and Parish impacts

6.55 Regeneration of the main towns in the District would be a key characteristic of Option Four, but a significant adverse impact would be the potential stagnation of small communities. In this respect, the strategy could be supplemented by the requirement for contributions to support access by public transport to services in the main towns from more remote AONB settlements.

6.56 Potential conflict exists in the Parish of Westham due to close proximity to the Pevensey Levels SSSI/ Ramsar site, which is located to the north, and in the Parish of East Dean & Friston, which contains the Seaford to Beachy Head SSSI. In the Parish of Herstmonceux, several areas of ancient woodland surround the main settlement. 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.

Option Five: Growth Based on Existing Rural Services

Key strategic elements

6.57 Under this option 30% of the overall District requirement (3300 homes) is initially distributed to rural parishes based on the classification of settlements in terms of accessibility to services:

- A local service centre accessible by public/sustainable transport to a train station and a secondary school;
- A local service centre with key facilities;
- An accessible settlement but with limited facilities; or
- An accessible settlement with few or no facilities

In Option Five the five towns are allocated housing in relation to affordable housing need using the remaining 7,700 homes.

6.58 Option Five offers a balanced level of growth across the District with a focus on rural accessibility. It is predicted that the option would support or at least be consistent with all the sustainability objectives. Concern exists, however, with respect to the potential additional stress on highway and water treatment infrastructure in the south, the need to avoid flood risk and the need to use greenfield sites.

6.59 The majority of development would be in the main settlements, although Option Five is also characterised by the ability to deliver a substantial proportion of affordable housing in rural areas, particularly in the north. This option would consolidate existing services and provide an opportunity to improve services in rural areas through links to higher order service centres by rail, bus and cycling. Option Five is compatible with providing homes with good access to services, facilities, education and work in London, Brighton and Eastbourne. The allocations to Uckfield and Crowborough may help support the long term business for extending the railway to Lewes.

6.60 Option Five can make a significant contribution to regeneration in the District since it proposes substantial numbers of houses in all the main settlements and substantial development in Hailsham and Polegate. In the north of the District opportunities for improving vitality are offered across a wider geographical area, although a consequence of this distribution is that the amount of housing proposed for Crowborough and Uckfield is low compared to other options, reducing the ability to support regeneration in these towns. The concentration of development in Hailsham, Polegate and Westham may, however, necessitate funds for improvements to transport infrastructure and the wastewater treatment works in the south of the District. These issues present a risk that development could be delayed, which may have an impact upon social and economic objectives. Furthermore, the cost of resolving these issues may limit the availability of contributions to other infrastructure.

6.61 The Strategic Flood Risk Assessment, September 2008, reports that the areas surrounding Polegate, Willingdon, Eastbourne and Hailsham suffer from flooding as a result of incapacity in the existing drainage infrastructure and/or the speed at which storm water is delivered to the Brooks. With significant development in this area further flood risk assessment may be necessary to demonstrate deliverability of Option Five. Consideration of flood risk and the availability of suitable land outside high and medium flood risk areas would be required in Uckfield.

6.62 With a relatively high level of development in smaller settlements, it is likely to be difficult to identify a development strategy for Option Five that can avoid the need for greenfield land. Where development is subsequently allocated in urban areas it may be necessary to identify where high densities may be appropriate.

6.63 Whilst development would not be directed to Forest Row, consideration may be necessary with respect to the impact of growth in Hartfield, Danehill, Maresfield and Crowborough with respect to potential impact on the Ashdown Forest SPA/SAC.

6.64 The focus of development around the A27 and high reliance on the use of the car may lead to localised air quality issues. A strength that Option Five 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 be further improved if it were supplemented by improvements to sustainable transport links between the main towns and rural settlements and between Hailsham, where there is no rail station, and Polegate. It is notable that with substantial allocations in Uckfield, Buxted and Crowborough Option Five may help support the long term business case for establishing a rail link to Lewes.

Potential benefits

- Development in most accessible locations
- Address deprivation in Hailsham
- Regeneration
- Potentially limited impact in AONBs

Potential problems

- Infrastructure issues in the south
- Need for greenfield land

- Potentially limited impact on Ashdown Forest SPA/SAC and Pevensey Levels SSSI/ Ramsar site
- Affordable housing may match more closely first choice settlement
- Benefits to the rural economy
- Potential to address social cohesion in rural communities

Town and Parish impacts

6.65 The Parishes of Frant, Wadhurst, Berwick, Alfriston, Maresfield and Buxted have a reasonably high proposed level of development when compared to other options. Each of these has good access to rail stations. Conversely Heathfield and Herstmonceux also have relatively high allocations and for these settlements it would be necessary to secure funding to improve public transport and cycling connectivity to Hailsham and Eastbourne.

6.66 Strategic flood risk issues have been identified with respect to development in the south. Site specific concerns may arise in the next stages of preparing the Core Strategy with respect to a high probability of flood risk to the east and west of Maresfield village and the impact of development in Alfriston and Berwick on the Cuckmere floodplain.

6.67 The location of housing in the Parishes of Hartfield and Maresfield will be informed by a Habitats Regulations Assessment. Biodiversity issues will also need to be considered at Wadhurst and Herstmonceux where there is substantial ancient woodland and Berwick due to the proximity of Arlington reservoir SSSI and Buxted Park SSSI. Consideration would be necessary to ensure that development in the Parish of Herstmonceux has no adverse impact on Herstmonceux Castle /Place Historic Park and Garden.

Option Six: Growth in Uckfield/ Lewes Railway Line Catchment

Key strategic elements

6.68 Option Six seeks to focus development in the Uckfield/Lewes railway line catchment area to provide strong support for the business case for establishing a rail link between the two towns. The remainder of growth would be distributed based on the settlement hierarchy, with the exception of Forest Row and Pevensey, due to flooding constraints.

6.69 Potential exists for economies of scale from large developments at Buxted, Crowborough, East Hoathly, Framfield, Heathfield & Waldron, Isfield, and Uckfield in the north and Polegate in the south to deliver a high proportion of affordable housing in locations that have good accessibility and would benefit from improved rail links. It may be more difficult to deliver affordable housing in rural areas to the north east and middle part of the District.

6.70 The provision of and access to services, facilities and open space could be improved in the north west of the District. Improved rail links would support a reduced need to travel by car in that area and avoid exacerbating highway capacity problems in the south. It is likely, however, that there would be a significant negative impact on services in other parts of the District, particularly the south.

6.71 The distribution of development would be compatible with the objective of avoiding development in the AONB/ proposed National Park areas, although the use of greenfield sites would be likely to result in significant impacts on the landscape, particularly around Isfield. Significant problems with delivering this option would be potential impacts on the Ashdown Forest SPA/ SAC and addressing any flood risk at Isfield and Uckfield.

6.72 This option could provide a major opportunity to develop new business interests in the north west of the District. The option would also be compatible with providing homes with good access to work in London, Brighton and Eastbourne as well as local employers. A significant problem would be, however, the potential adverse impact on the rest of the District which would experience little growth.

6.73 The level of growth in Uckfield and Crowborough would support regeneration in those locations, but the other main towns may stagnate. This would be a particular problem with respect to the regeneration objectives for the Hailsham/Polegate area.

Potential benefits

- Potentially limited impact in AONBs
- Limited impact on SSSIs
- Strong accessibility benefits in the north west of the District
- Avoids potential infrastructure issues to the south

Potential problems

- Impact on Ashdown Forest SPA/ SAC
- Does not support regeneration objectives in the south
- Does not address deprivation in Hailsham
- Need for Greenfield land

Town and Parish Impacts

6.74 Option Six has good compatibility with the objectives of avoiding harm to the landscape in general. Local issues may, however, exist in the Parishes of Buxted, which is partially in the High Weald AONB and contains Buxted Park SSSI; Crowborough, which is within the High Weald AONB and adjacent to the Ashdown Forest SPA; East Hoathly & Halland, which has extensive ancient woodland to the north of village and west of Parish and East Hoathly within a Conservation Area; and Heathfield & Waldron which is within High Weald AONB and contains Heathfield Park SSSI. In addition a Conservation Area designation covers the older part of Framfield village and open countryside would be likely to be developed around Isfield. The potential impact on the Ashdown Forest SPA could be a significant constraint in the Parishes of Crowborough, Maresfield, Withyham, Danehill and Hartfield.

6.75 Improved rail services would substantially benefit accessibility to services and help reduce congestion and consequent emissions of polluting gases. Localised problems may emerge, however, in Heathfield, which is 7 miles east of nearest station (Buxted); Buxted, where the Parish doesn't have comprehensive services; and East Hoathly & Halland, parts of which are 5 miles from the nearest railway station at Uckfield.

6.76 Table 3 shows the summary and provides a summary of the assessment of the potential of all six options for meeting the 22 Sustainability Objectives.

Table 3 Comparison of Housing Development Strategy Options

	Social					Environmental											Economic					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
One	D	L	L	Y	L	?	R	Y	Y	R	R	?	Y	L	Y	L	L	L	L	L	?	?
Two	D	Y	L	Y	L	?	D	Y	Y	Y	Y	Y	Y	?	Y	Y	?	L	L	L	L	?
Three	D	D	L	Y	L	Y	D	L	Y	?	L	L	Y	Y	Y	Y	L	L	L	L	D	L
Four	D	Y	L	Y	?	Y	D	Y	Y	Y	L	?	Y	R	Y	Y	L	L	L	L	L	?
Five	D	D	L	Y	D	?	Y	Y	Y	L	Y	L	Y	?	Y	Y	L	L	L	L	Y	L
Six	L	R	R	Y	R	R	R	D	Y	R	?	L	Y	L	Y	L	?	D	?	?	R	?

Positive Relationship	Mostly Positive Relationship	Relationship is Unknown or Not Relevant	Positive and Negative Attributes	Mitigation Required
D	L	?	Y	R

7 Likely Predicted Impacts of the Employment Options

7.1 The following Section sets out the likely significant impacts of each employment option and draws on the respective appraisals against each of the 22 SA Objectives. For each option the key strategic elements are identified. It will be at the next stage of plan preparation that a consideration of specific locations for development can be introduced.

Option Seven: Dispersed Employment Developments

7.2 Option Seven entails a distribution of employment land at locations in direct relation to the distribution of new housing in Wealden and would also, to an extent, match existing settlement patterns.

7.3 The option would be likely to deliver most employment development in the main towns and this can consolidate the local provision of services and promote cycling, walking and public transport, which are not only more sustainable but also more healthy modes of transport. Should the housing strategy include a focus in the south it is likely that highway infrastructure issues related to congestion on the A27 could be exacerbated.

7.4 It is predicted that Option Seven would perform well with respect to social objectives and supporting the economy overall, but it is uncertain whether it would provide substantial support to the rural economy. Environmental impacts are difficult to predict at this stage.

7.5 A good match between employment with new housing and existing settlement patterns can consolidate the local use/provision of services and promote community identity. It is assumed that standard planning constraints would avoid harm to amenity.

7.6 A distribution based on accessibility could be compatible with the use of previously developed land, but this would depend on the sites that become available.

7.7 It is not possible at this stage to predict the likely impact on landscape or biodiversity, but it is noted that biodiversity concerns would be greatest if development was planned on the west side of Crowborough due to potential impact on the Ashdown Forest SPA/ SAC, and on the east side of Hailsham and Polegate. Flood risk assessment is likely to be necessary if substantial development is proposed in Uckfield, Forest Row and the south of Wealden.

7.8 Matching employment with existing settlement patterns is likely to consolidate locations that are currently successful but would also be likely to support regeneration and can be compatible with promoting small firms and local business activity. Option Seven may not, however, be likely to contribute significantly to improving the vitality of the rural economy.

Potential benefits

- Development in most accessible locations
- Address deprivation in Hailsham

Potential problems

- Limited benefit to the rural economy
- Less likely to address social cohesion in rural communities

- Support regeneration
- Potentially limited impact in AONB and National Park
- Potentially limited impact on Ashdown Forest SPA/SAC and Pevensey Levels SSSI/ Ramsar site
- Greater probability of use of previously developed land and less need for greenfield sites
- Infrastructure issues in the south
- Flood risk in the south

Option Eight: Town and Service Centre Employment Focus

7.9 Option Eight would entail a distribution of employment land primarily within or on the fringes of towns and local service centres, where good basic facilities exist and which are close to the strategic road network and are readily accessible by means of sustainable/public transport. It is a more selective dispersed development option than Option Seven and is based on the existing hierarchy of towns and villages in Wealden.

7.10 This option would match employment with the existing distribution of housing and this could consolidate the local provision of services and promote the use of more healthy modes of transport and promote community identity.

7.11 It is predicted that Option Eight would perform well with respect to social objectives and supporting the economy across the whole District. Environmental impacts are difficult to predict at this stage.

7.12 Matching accessibility to employment with new housing and the existing distribution of development can consolidate the local use/ provision of services and provide the basis for a more sustainable transport strategy. Concerns may arise in association with development to the west of Hailsham and Polegate in relation to congestion on the A27. A distribution based on accessibility could be compatible with the use of previously developed land, but this would depend on the sites that become available.

7.13 Biodiversity concerns would be greatest where development was planned on the west side of Crowborough and the east side of Hailsham and Polegate, although the impact can not be predicted at this stage since this would depend on the sites selected. Flood risk issues could arise at Hailsham/Polegate and at Uckfield.

7.14 Option Eight seeks to provide accessible employment land across the District and this would be likely to benefit both urban and rural areas. Opportunities could arise to link new development and improved access to education/skills to the benefit of both urban and rural areas. The majority of development would, however, be in the main towns such that the strategy could take on a regeneration focus.

Potential benefits

- Development in most accessible locations
- Address deprivation in Hailsham
- Support regeneration
- Potentially limited impact in AONBs
- Potentially limited impact on Ashdown Forest SPA/SAC and Pevensey Levels SSSI/ Ramsar site
- Could support the rural economy
- Potential to address social cohesion in rural communities

Potential problems

- Infrastructure issues in the south
- Flood risk in the south
- Need for greenfield sites

Option Nine: Intensification at Existing Employment Locations

7.15 Option Nine would locate development in areas with existing employment sites and include the intensification and expansion of existing industrial estates if appropriately located. This option embraces the recommendations in both the Employment Land Review and the South East Plan. Market demand and potential economies of scale are also taken into account by providing new employment opportunities in proportion to the size and extent of existing business locations.

7.16 It is predicted that Option Nine would consolidate existing circumstances and be most compatible with a regeneration strategy. Whilst this would result in accessible services for a large proportion of the population it is unlikely to address deprivation, inequalities or social inclusion. It is likely to be difficult to enhance service provision through co-ordination to maximise benefits. With a focus on existing sites, environmental impacts are likely to be relatively limited.

7.17 Intensification of the use of existing sites would be compatible with increased use of previously developed land, but is likely to increase the number of vehicle movements at each site. Whilst this may contribute to congestion, legislation would preclude development that would result in a deterioration of air quality such that an exceedance of targets occurred. It would be such stipulations that will help define the expression 'appropriate' in the description of the option.

7.18 The option is likely to avoid significant impacts on the AONBs, although should greenfield sites be required the impact on biodiversity and landscape would require further assessment. Flood risk issues could arise at Hailsham/Polegate and at Uckfield.

7.19 This option would consolidate existing circumstances and the majority of development would be in the main settlements. Whilst this would result in accessible opportunities to a large proportion of the population, it is less likely to provide a stimulus to the rural economy.

Potential benefits

- Development in most accessible locations
- Address deprivation in Hailsham
- Regeneration
- Potentially limited impact in AONBs
- Potentially limited impact on Ashdown Forest SPA/SAC and Pevensey Levels SSSI/ Ramsar site
- Greater probability of use of previously developed land and less need for greenfield sites

Potential problems

- Limited benefit to the rural economy
- Less likely to address social cohesion in rural communities
- Infrastructure issues in the south
- Flood risk in the south and at Uckfield

Option Ten: Polegate/Hailsham Focus, with Support from Uckfield and Crowborough

7.20 This option provides a significant proportion of future employment floorspace at Polegate and Hailsham, with additional provision at Uckfield and Crowborough. This would be compatible with good access to employment from the main population centres and could, therefore, consolidate services and facilities in the most accessible locations and provide an opportunity to address deprivation issues and regeneration in Uckfield and the south of the District.

7.21 It is predicted that Option Ten would strongly emphasise a regeneration strategy for the District. Whilst this would result in accessible services for a large proportion of the population it is unlikely to address deprivation, inequalities or social inclusion in rural areas. It is likely to be difficult to enhance service provision through co-ordination to maximise benefits. With a focus on existing sites, environmental impacts are likely to be relatively limited.

7.22 The need would exist to address highway infrastructure (A27) and waste water treatment capacity issues in south Wealden and there is a serious risk that these factors may delay development. In addition the Strategic Flood Risk Assessment, September 2008, reports that the areas surrounding Polegate, Willingdon, Eastbourne and Hailsham suffer from flooding as a result of incapacity in the existing drainage infrastructure and/or the speed at which storm water is delivered to the Brooks. Further flood risk assessment may be necessary to demonstrate deliverability.

7.23 The option is compatible with the objective of maximising the use of previously developed land due to the urban focus. Whilst a good match of employment with existing settlement patterns would consolidate services that are the most accessible and provide opportunities to improve public transport, cycling and walking, congestion issues may be exacerbated on the A27 and this could lead to localised air quality issues at times of peak traffic.

7.24 Development in the main towns is likely to avoid significant impacts on the AONBs if sited appropriately and site specific assessment is likely to be necessary.

7.25 This option would direct the majority of development in the main settlements and responds to local studies that indicate that development should be directed to Uckfield and Crowborough where there is demand for employment land. This would be compatible with the aspirations of the Eastbourne - Hailsham Triangle by providing a catalyst for regeneration, but is not likely to provide a major stimulus to the rural economy. Benefits could be improved by linking opportunities for education/skills to the benefit of both urban and rural areas.

Potential benefits

- Development in most accessible locations
- Address deprivation in Hailsham
- Regeneration
- Limited impact in AONBs
- Limited impact on Ashdown Forest SPA/SAC and Pevensey Levels SSSI/Ramsar site
- Compatible with use of previously developed land

Potential problems

- Infrastructure issues in the south
- Flood risk in the south and at Uckfield
- Limited benefit to the rural economy

Table 4 Comparison of Employment Development Strategy Options

	Social					Environmental											Economic					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Seven	?	D	D	Y	D	?	Y	L	L	?	?	D	Y	?	Y	Y	?	Y	Y	L	L	L
Eight	?	L	L	?	L	?	Y	?	?	?	?	D	Y	?	Y	Y	L	Y	L	L	L	L
Nine	?	Y	Y	Y	Y	?	D	?	?	Y	Y	D	Y	?	Y	Y	Y	Y	L	L	D	L
Ten	?	D	?	Y	?	?	L	?	Y	L	L	D	Y	?	Y	Y	R	Y	L	L	D	Y

Positive Relationship	Mostly Positive Relationship	Relationship is Unknown or Not Relevant	Positive and Negative Attributes	Mitigation Required
D	L	?	Y	R

8 Overarching Issues

8.1 At this early stage in the preparation of the Core Strategy DPD, sustainability appraisal is primarily concerned with strategic issues. Whilst the options are distinct in many ways, there are also many attributes which are shared. A number of sustainability issues have been identified, therefore, that are likely to apply equally to any option taken forward:

Housing

8.2 The Housing Needs Survey reports a shortage of affordable housing, although an update of this document is required to provide more comprehensive and robust evidence. In addition, the Scoping Report identifies that 22% of the population is over 65. Demand for special needs housing may, therefore, increase during the plan period and that demand requires identification.

Landscape and biodiversity

8.3 Some options avoid impacts on the AONBs, but with likelihood that greenfield sites will be required for any option it will be necessary to protect open landscapes more generally. Policy can stipulate that character assessment will be necessary for developments where landscape issues arise, or as a general rule. The aim would be to minimise harm and seek enhancement where possible.

Sustainable design

8.4 In addition to the strategic approach to securing sustainable patterns of development it will be important to further the achievement of carbon reductions through energy efficiency and renewable energy capacity in new properties. Energy efficiency can be achieved through the implementation of targets through the Code for Sustainable Homes and the application of a renewable energy policy. Regard would be necessary, however, to the viability of development given the need to achieve other objectives. The most effective policy for reducing carbon emissions may be to support retrofitting of existing properties. With respect to water efficiency it may be appropriate for all options to seek to maximise if the performance of new dwellings in the District given the context of water treatment capacity in the south of the District and the location of the District in an area of 'water stress'.

Employment

8.5 The options vary in the level to which they match employment and existing settlement patterns. It will be important in any option, however, that opportunities are maximised to link affordable housing need/delivery with accessibility to learning resources and specific, local skills needs.

Sustainable tourism

8.6 The sustainability credentials for tourism could be determined by standard policy controlling/guiding tourism development that would, in particular, further the aims of the AONB Management Plans. This could be linked to development in Polegate in the south and in Crowborough, Wadhurst, Hartfield and Uckfield in the north. In addition, most development strategies (options) would help support, to varying degrees, the long term business case for establishing a rail link to Lewes.

9 The Next Steps

9.1 This Sustainability Appraisal Report supports the consultation exercise on the options being considered for the Core Strategy. Comments made in response to the consultation on Spatial Development Options will be taken into consideration by the Wealden District Council in identifying a preferred development strategy to deliver the Core Strategy vision.

9.2 Further sustainability appraisal will be undertaken of the preferred development strategy and this will be reported in a further Sustainability Appraisal Report that will support the submission Core Strategy. This was described in more detail in Figure 1, Page 3.

Appendix 1 Summary Appraisal Matrices

The following ten tables provide the detailed analysis of each option contained within the Wealden Core Strategy spatial options consultation paper against the 22 Sustainability Objectives. The colour coding shows:

Red square (R) - where it is considered that mitigation is required;

Yellow square (Y) - where there are positive and negative attributes;

Light Green (L) - where there is a mostly positive relationship;

Dark Green (D) - where there is a positive relationship; and

White (?) - where there the relationship is unknown or not relevant.

The SA Objectives are numbered 1 to 22 on the horizontal and vertical axis with an assessment of the options against each objective provided.

Option One: Proportionate Growth in Existing Settlement Hierarchy

Social Objectives					Environmental Objectives												Economic Objectives					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
D	L	L	Y	L	?	R	Y	Y	R	R	?	Y	L	Y	L	L	L	L	L	?	?	
1	Major development would occur in the Parishes of Crowborough, Forest Row, Heathfield and Waldron, Rotherfield, Uckfield, Wadhurst and Withyham in the north and Hailsham and Hellingly, Pevensey and Polegate in the south. More than 100 houses also in Danehill, Framfield, Hartfield, Horam, Maresfield, and Mayfield & Five Ashes in the north; and Chalvington with Ripe, East Dean and Friston, Herstmonceux and Ninfield in the south. All these Parishes would be able to increase the provision of affordable housing substantially.																					
2	The option makes provision for substantial development in Hailsham and Polegate and this would address deprivation issues in these areas. Growth distributed across the District would also provide opportunities to improve health services and/or access to services in rural areas. The strategy could be supplemented by the requirement for contributions to support access by public transport to services in the main settlements from more remote settlements. The Scoping Report indicates that 4.8% of the population is within 20 minutes travel time of a range of 3 different sports facility types compared to 20.9% nationally. This could be a priority issue.																					
3	The option makes provision for substantial development in Hailsham and Polegate and this would address deprivation issues in these areas. Growth distributed across the District would also provide opportunities to improve services in rural areas.																					

4	No option is likely to perform better than any other since achieving this objective will depend upon design criteria and guidance.
5	The option makes provision for substantial development in Hailsham and Polegate and this would address deprivation issues in these areas. Growth distributed across the District would provide opportunities to improve services and/or access to services in rural areas. The strategy could be supplemented by the requirement for contributions to support access by public transport to services in the main settlements from more remote settlements. It is noted from the Scoping Report, however, that the low density of the population combined with poor transport links within the District mean that providing services economically and to a high standard would be difficult to achieve in rural areas. In addition, opportunities to substantially improve services in the main towns may be limited in comparison to other options.
6	The Strategic Flood Risk Assessment, September 2008, reports that the areas surrounding Polegate, Willingdon, Eastbourne and Hailsham suffer from flooding as a result of incapacity in the existing drainage infrastructure and/or the speed at which storm water is delivered to the Brooks. This option does not take flood risk into consideration and flood risk assessment may be required for several areas to identify suitable sites. Further flood risk assessment may, however, be necessary to demonstrate deliverability. Areas within or near to flood plains include the Parishes of Danehill, Maresfield, Mayfield, Rotherfield, Uckfield and Hailsham.
7	This option does not offer a strong opportunity to deliver substantial development on previously developed land. This could be a particular problem in the Parishes of Forest Row, Heathfield, Rotherfield, Wadhurst and Withyham, Danehill, Framfield, Hartfield, Horem, Maresfield, Mayfield & Five Ashes and Warbleton in the north; and Chalvington with Ripe, East Dean and Friston and Ninfield in the south.
8	The Scoping Report identifies that there is no particular air quality problem in Wealden, with no requirement for Air Quality Management Plans. There is, however, a high reliance on the private car for travel in the District and car ownership is also high. Whilst this option offers an opportunity to consolidate services in all areas the low density of the population combined with poor transport links within the District mean that providing services economically and to a high standard would be difficult to achieve in rural areas and this may result in continuing reliance on cars. With a distribution of development evenly across the District it may be possible to limit any adverse impact on congestion, particularly on the A27. A key part of the strategy in this respect could be to improve sustainable transport from Hailsham to Polegate.
9	In addition to the above (SA Objective 8), the achievement of CO ₂ reductions can be through the implementation of the Code for Sustainable Homes or the application of an energy strategy/policy. The most effective policy for reducing emissions of CO ₂ may be, however, to stimulate/support retrofitting of existing properties.
10	This option does not take biodiversity into account. Potentially significant adverse impacts could occur in the Parishes of Danehill, Forest Row and Crowborough (Ashdown Forest SPA/ SAC), Pevensey and Polegate (Pevensey Levels SSSI/ Ramsar site), Withyham (Penn's Rocks SSSI) and East Dean & Friston (Beachy Head

	SSSI). With 14% of the District is designated as Ancient woodland, it is important that this irreplaceable resource is not lost or harmed as a consequence of development. This is likely to be an issue of concern in the Parishes of Danehill, Horham, Maresfield, Mayfield and Wadhurst. In addition to the strategic approach to development, strong and clear policy and criteria will be required to ensure designated habitats are protected and enhanced and that design incorporates measures to support and enhance biodiversity.
11	This option does not take landscape into account. Potentially significant adverse impacts could occur in the Parishes of Forest Row, Crowborough, Danehill, Hartfield, Heathfield and Waldron, Horam, Maresfield, Mayfield & Five Ashes, Ninfield, Rotherfield, Wadhurst, Warbleton and Withyham (High Weald AONB) and East Dean & Friston, Pevensey and Polegate (proposed National Park). Development in the villages of Rotherfield, Wadhurst, Danehill, Framfield, Hartfield, Maresfield and Mayfield would be restricted by the Conservation Area designations. Similarly, Wadhurst Castle, a designated Historic Park lies adjacent to Wadhurst village development boundary.
12	This option offers an opportunity to consolidate services in all areas to help reduce the need to travel. The low density of the population combined with poor transport links within the District mean that providing services economically and to a high standard would be difficult to achieve in rural areas and this may result in continuing reliance on cars. With a distribution of development evenly across the District it may be possible to limit any adverse impact on congestion, particularly on the A27. A key part of the strategy could be to improve sustainable transport between settlements. In particular, significant funds could be directed to the improvement of public transport and to encourage cycling and walking between Hailsham and Polegate. In addition, the combined allocations in Uckfield, Forest Row and Crowborough would support the long term case for establishing a rail link to Lewes.
13	The distribution of development supports the enhancement of recycling schemes in the main settlements. Policies and criteria will be necessary, however, to ensure development is undertaken in a resource efficient manner and that design is compatible with waste management objectives.
14	The distribution of development evenly across the District will reduce the stress on water infrastructure in any one particular area. Requiring a high level of performance in respect to water in building design would strengthen this option further.
15	No option would necessarily perform better since the achievement of energy efficiency will largely be through the implementation of a general strategy/policy and the implementation of a renewable energy strategy/policy. The most effective policy for reducing emissions of CO ₂ may be, however, to stimulate/support retrofitting of existing properties.
16	This option proposes growth distributed evenly across the District and could provide a focus for opportunities to improve local service and food provision.

17	The distribution of development would support vitality across the District, including rural areas. There may not, however, be sufficient development in the south to meet the objectives for the Hailsham-Polegate-Eastbourne Triangle.
18	Opportunities to support tourism in the parts of the District nearest to the coast and the National Park/South Downs AONB would arise. The sustainability credentials would be determined by standard policy controlling/guiding tourism development that would, in particular, further the aims of the AONB Management Plan. In addition, the combined allocations in Uckfield and Crowborough would support the long term case for establishing a rail link to Lewes.
19	The option is compatible with providing homes with good access to work in London, Brighton and Eastbourne as well as local employers.
20	The option offers an opportunity to link affordable housing need with accessibility to learning resources and specific, local skills needs in learning centres at Hailsham/Polegate within the District and in Brighton and Eastbourne outside the District.
21	Regeneration opportunities would arise although there may not be sufficient development in the south to meet the objectives for the Hailsham-Polegate-Eastbourne Triangle.
22	The option would support a balanced improvement to infrastructure across the District to support the economy but there may not be sufficient development in the south to meet the objectives for the Hailsham-Polegate-Eastbourne Triangle. Measures could be considered to encourage development that would link to opportunities to access learning resources to improve skills and entrepreneurialism in urban and rural areas.

Option Two: Growth Focused at Uckfield and Hailsham

Social Objectives					Environmental Objectives												Economic Objectives					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
D	Y	L	Y	L	?	D	Y	Y	Y	Y	Y	Y	?	Y	Y	?	L	L	L	L	?	
1	A key positive attribute of this option is the provision of affordable housing in the most accessible locations. The role of design policy and criteria will be a key issue to be considered in the second stage of the process of preparing the Core Strategy since this can ensure high standards.																					
2	There is likely to be positive health benefit derived from the availability of affordable and well designed houses. Transport infrastructure issues in the south may contribute to poor health in deprived areas.																					
3	Significant opportunities for improving/increasing vitality exist for Uckfield, Hailsham and Polegate. The Scoping Report emphasises the importance of a diverse rural economy, however, and Option Two would present limited opportunities to stimulate the vitality of more rural parts of the District.																					
4	No option is likely to perform significantly better or worse with respect to reducing crime and the fear of crime since the Local Development Framework can only influence this through design criteria. In this respect, the criteria will be the same for all options.																					
5	The majority of homes, including affordable homes, in the most accessible locations. Significant funds would be needed to deliver necessary improvements to the A27.																					
6	Option Two proposes no development in the Parish of Pevensey, although flooding may be an issue at Westham, Polegate and Willington & Jevington. Potential issues may also arise in Mayfield and Uckfield.																					
7	Option Two is compatible with the objective of maximising the use of previously developed land by focussing on urban areas.																					
8	Option Two 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. It is anticipated that congestion issues would, however, be exacerbated on the A27 and this could lead to localised air quality issues at times of peak traffic.																					
9	In addition to the comments made in SA Objective 8, measures will be necessary to improve energy efficiency and renewable energy capacity in new development. It may be the case, however, that retrofitting the existing housing stock would be more effective in reducing CO ₂ emissions. These measures would also help address fuel poverty (see SA Objective 1).																					
10	This development strategy would be less restricted by habitat designations and biodiversity than others, particularly since impacts on the High Weald AONB and Ashdown Forest SPA/ SAC would be relatively minor. However, potential conflict																					

	exists at the Pevensey Levels SSSI/Ramsar site, the Seaford to Beachy Head SSSI, and in the Parish of Herstmonceux where several areas of ancient woodland surround the main settlement.
11	With a focus on the three main settlements outside the AONBs, the distribution of development would be compatible with the objective of avoiding development in the AONB/ National Park areas as well as reducing the need for greenfield sites.
12	Option Two involves significant development in the main settlements of the District and this would consolidate and enhance the existing pattern of provision of services, facilities and infrastructure. A priority action to supplement this option would, however, be to address capacity of the A27. Significant funds should therefore be directed to the improvement of public transport and to encourage cycling and walking. A focus could be on the corridor between Uckfield and Polegate, which both have railway stations, to link Hailsham and settlements in between by bus. Substantial funding may also become available to improve of cycling and walking links between Hailsham and Polegate. In addition, the large allocation in Uckfield may help support the long term case for establishing a rail link to Lewes.
13	No option is likely to perform significantly better or worse with respect to waste management. The Local Development Framework can influence resource management through design criteria.
14	Significant funds would be needed to increase wastewater treatment capacity in the south.
15	Energy efficiency can be achieved through the implementation of an energy strategy/policy. Regard would be necessary, however, to the relationship between sustainable design, achieving other objectives and viability of development. The most effective policy for reducing emissions of CO ₂ may be, however, to stimulate/support retrofitting of existing properties.
16	No option would necessarily perform better than others since improving the efficiency and sustainability of the consumption of resources can be led by an overarching policy covering sustainable design and waste management.
17	Option Two seeks to maximise regeneration in the District by focusing development at Uckfield and Hailsham, with significant development in Polegate and Westham. This would generate substantial opportunities to address deprivation where it is most needed. However, development opportunities would be limited in Crowborough and in the rural area.
18	The distribution of development may provide opportunities to support tourism in the parts of the District nearest to the coast and the National Park/South Downs AONB.
19	Option Two is compatible with providing homes with good access to work in London, Brighton and Eastbourne as well as local employers.

20	Option Two offers an opportunity to link affordable housing need with accessibility to learning resources and specific, local skills needs in learning centres at Uckfield and Hailsham/Polegate within the District and in Brighton and Eastbourne outside the District.
21	Option Two would support regeneration in three of the five main towns and support the objectives of the Hailsham-Eastbourne Triangle.
22	Option Two could deliver a comprehensive improvement to infrastructure to support the economy, but may not be able to stimulate the rural economy. Measures could be considered to encourage development that would link to opportunities to access learning resources to improve skills and entrepreneurialism in urban and rural areas.

Option Three: Focused Growth at Uckfield and Polegate

Social Objectives					Environmental Objectives												Economic Objectives					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
D	D	L	Y	L	Y	D	L	Y	?	L	L	Y	Y	Y	Y	L	L	L	L	D	L	
1	With a focus for new housing in the Parishes of Uckfield, Crowborough, Polegate and Hailsham Option Three would provide the majority of homes, including affordable homes in the most accessible locations.																					
2	Option Three can address deprivation issues and regeneration in Uckfield, Polegate and Hailsham East, the 11th most deprived ward in East Sussex and support an improvement in access to recreation in the main settlements.																					
3	Option Three can address deprivation issues and regeneration in Uckfield, Polegate and Hailsham, with the level of development providing for some development in rural areas. This may not, however, be sufficient to make a substantial positive impact in the south of the District.																					
4	No option is likely to perform significantly better or worse with respect to reducing crime and the fear of crime since the Local Development Framework can only influence this through design criteria. In this respect, the criteria will be the same for all options.																					
5	The distribution of development would be compatible with the existing provision of services in the main settlements and allocations are proposed for some rural areas. This may not, however, be sufficient to make a substantial positive impact in rural settlements in the south of the District.																					
6	There are potential flooding issues for all options and this will require detailed flood risk assessment for specific sites when they are proposed later in the process of preparing the Core Strategy. The area where flooding may be a significant issue requiring further investigation of land availability outside of high and medium flood risk in Option Three is Uckfield.																					
7	Option Three is reasonably compatible with the objective of maximising the use of previously developed land. It may be a key part of the development strategy to deliver the allocations for the main settlements through high density development in the urban core of each.																					
8	Air quality is not a significant issue in the District and the focus of development on the main settlements can minimise the need to travel. Linking Polegate with Hailsham and rural development in the north to Uckfield, Crowborough and Wadhurst by public transport, cycling and walking would, however, be important.																					

9	In addition to the comments made in SA Objective 8, measures will be necessary to improve energy efficiency and renewable energy capacity in new development. It may be the case, however, that retrofitting the existing housing stock would be more effective in reducing CO ₂ emissions. These measures would also help address fuel poverty (SA Objective 1).
10	Option Three proposes a distribution of development that avoids the area adjacent to the Pevensey Levels SSSI/Ramsar, but includes the largest proportion of housing of all the options in Crowborough, which is near the Ashdown Forest SPA/SAC. A development strategy in the north west of the District will be informed by an assessment of the likely impact of housing on this sensitive habitat.
11	In addition to the SA Objective 7, it is noted that Option Three avoids large allocations in settlements within AONB.
12	Option Three involves significant development in the main settlements of the District and this would consolidate and enhance the existing pattern of provision of services, facilities and infrastructure. A priority for this option could be to link accessibility to services in two public transport corridors: one from Hailsham to Crowborough, via Uckfield; and another linking villages in the north east of the District to services and the railway station at Wadhurst, Buxted and Crowborough. In addition the distribution of development is compatible with the long term case for establishing a rail link to Lewes by proposing housing at Uckfield, Crowborough and Buxted.
13	No option is likely to perform significantly better or worse with respect to waste management. The Local Development Framework can influence resource management through design criteria.
14	Development in the south of the District is limited in Option Three and this is partly in recognition of a capacity issue with the waste water treatment works. It may be appropriate for all options to seek to maximise water efficiency if the performance of new dwellings.
15	Energy efficiency can be achieved through the implementation of an energy strategy/policy. Regard would be necessary, however, to the relationship between sustainable design, achieving other objectives and viability of development. The most effective policy for reducing emissions of CO ₂ may be, however, to stimulate/support retrofitting of existing properties.
16	No option would necessarily perform better than others since improving the efficiency and sustainability of the consumption of resources can be led by an overarching policy covering sustainable design and waste management.
17	Option Three can make a significant contribution to vitality in the District since it proposes substantial numbers of houses in four of the main settlements. This would generate substantial opportunities to address deprivation where it is most needed, but development opportunities would be limited in the rural area.
18	The distribution of development may provide opportunities to support tourism in the parts of the District nearest to the coast and the National Park/South Downs AONB.

19	Option Three is compatible with providing homes with good access to work in London, Brighton and Eastbourne as well as local employers.
20	Option Three offers an opportunity to link affordable housing need with accessibility to learning resources and specific, local skills needs in the most deprived parts of the District and to establish links between all main settlements and their rural hinterland.
21	Option Three can make a significant contribution to regeneration in the District since it proposes substantial numbers of houses in four of the main settlements.
22	In addition to the comment above (SA Objective 21) it may be necessary to supplement the strategy with policies and criteria to secure contributions to more rural parts of the District.

Option Four: Housing Distribution Reflecting the Areas of Outstanding Natural Beauty, Affordable Housing Need and Accessibility Criteria

Social Objectives					Environmental Objectives												Economic Objectives					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
D	Y	L	Y	?	Y	D	Y	Y	Y	L	?	Y	R	Y	Y	L	L	L	L	L	?	
1	A key positive attribute of this option is the provision of affordable housing in the most accessible locations. The role of design policy and criteria will be a key issue to be considered in the second stage of the process of preparing the Core Strategy since this can ensure high standards.																					
2	There is likely to be a positive element derived from the availability and accessibility to health care and recreational facilities.																					
3	Significant opportunities for improving/increasing vitality exist for Hailsham and Polegate. The Scoping Report emphasises the importance of a diverse rural economy, however, and Option Four would present limited opportunities to stimulate the vitality of more rural parts of the District.																					
4	No option is likely to perform significantly better or worse with respect to reducing crime and the fear of crime since the Local Development Framework can only influence this through design criteria. In this respect, the criteria will be the same for all options.																					
5	The majority of homes, including affordable homes, in the most accessible locations. Significant funds would be needed to deliver improvements to the A27 transport infrastructure.																					
6	Option Four proposes no development in the Parish of Pevensey, although flood risk may be an issue at Westham, Polegate and Willington & Jevington. Consideration of flood risk is also required in Mayfield and Uckfield.																					
7	Option Four is compatible with the objective of maximising the use of previously developed land through the focus on urban areas																					
8	Option Four 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. Congestion issues would, however, be exacerbated on the A27 and this could lead to localised air quality issues at times of peak traffic.																					
9	In addition to the comments made in SA Objective 8, measures will be necessary to improve energy efficiency and renewable energy capacity in new development. It may be the case, however, that retrofitting the existing housing stock would be more effective in reducing CO ₂ emissions. These measures would also help address fuel poverty (see SA Objective 1).																					

10	This development strategy would be less restricted by habitat designations and biodiversity than others, particularly since impacts on the High Weald AONB and Ashdown Forest SPA would be relatively minor. Potential conflict exists at the Pevensey Levels SSSI/ Ramsar site, and in the Parish of Herstmonceux where several areas of ancient woodland surround the main settlement.
11	With a focus on the main settlements outside the AONBs, the distribution of development would be compatible with the objective of avoiding development in the AONB/ proposed National Park areas as well as avoiding the need for greenfield sites.
12	Option Four involves significant development in the main settlements of the District and this would consolidate and enhance the existing pattern of provision of services, facilities and infrastructure. A priority action to supplement this option would, however, be to address capacity of the A27. Significant funds should, therefore, be directed to the improvement of public transport and to encourage cycling and walking. A focus could be on improving public transport, cycling and walking links between Hailsham and Polegate. In addition, the allocations in Uckfield and Crowborough would help support the long term case for establishing a rail link to Lewes.
13	No option is likely to perform significantly better or worse with respect to waste management. The Local Development Framework can influence resource management through design criteria.
14	Funds would be needed to deliver improvements to wastewater treatment works in the south.
15	Energy efficiency can be achieved through the implementation of an energy strategy/policy. Regard would be necessary, however, to the relationship between sustainable design, achieving other objectives and viability of development. The most effective policy for reducing emissions of CO ₂ may be, however, to stimulate/support retrofitting of existing properties.
16	No option would necessarily perform better than others since improving the efficiency and sustainability of the consumption of resources can be led by an overarching policy covering sustainable design and waste management.
17	Option Four seeks to maximise regeneration in the District by focussing development at Uckfield and Hailsham, with significant development in Polegate and Westham. This would generate substantial opportunities to address deprivation where it is most needed. However, development opportunities would be limited in Crowborough and in the rural area.
18	The distribution of development may provide opportunities to support tourism in the parts of the District nearest to the coast and the proposed National Park/South Downs AONB.
19	Option Four is compatible with providing homes with good access to work in London, Brighton and Eastbourne as well as local employers.

20	Option Four offers an opportunity to link affordable housing need with accessibility to learning resources and specific local skills needs in learning centres at Hailsham/ Polegate within the District and in Brighton and Eastbourne outside the District.
21	Option Four would support regeneration in three of the five main towns and supports the objectives of the Hailsham-Eastbourne Triangle.
22	Option Four could deliver a comprehensive improvement to infrastructure to support the economy, but may not be able to stimulate the rural economy. Measures could be considered to encourage access to learning resources in order to improve skills and foster entrepreneurialism in urban and rural areas.

Option Five: Growth Based on Existing Rural Services

Social Objectives					Environmental Objectives										Economic Objectives						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
D	D	L	Y	D	?	Y	Y	Y	L	Y	L	Y	?	Y	Y	L	L	L	L	Y	L
1	Option Five would provide the majority of homes, including affordable homes, in the most accessible locations and also allows for substantial provision to meet need in rural areas.																				
2	Option Five can help address deprivation issues and regeneration in Uckfield, Polegate and Hailsham East, the 11 th most deprived ward in East Sussex and support an improvement in access to recreation in the main settlements. Opportunities are also likely with respect to consolidating rural services and linking rural settlements to higher order settlements.																				
3	Option Five can help address deprivation issues and regeneration in Uckfield, Polegate and Hailsham through the level of development and provides for development in rural areas.																				
4	No option is likely to perform significantly better or worse with respect to reducing crime and the fear of crime since the Local Development Framework can only influence this through design criteria. In this respect, the criteria will be the same for all options.																				
5	The distribution of development would be compatible with the existing provision of services and offers an opportunity to consolidate services in rural areas.																				
6	Option Five proposes a relatively high level of development in Hailsham, Polegate and Westham and further flood risk assessment is likely.																				
7	Option Five is reasonably compatible with the objective of maximising the use of previously developed land. It may be a key part of the development strategy to deliver the allocations for the main settlements through high density development in the urban core of each.																				
8	Air quality is not a significant issue in the District and the distribution of development seeks to consolidate and enhance access to local services. Development in Hailsham and Polegate may, however, exacerbate congestion and therefore reduce air quality in the vicinity of the A27.																				
9	In addition to the comments made in SA Objective 8, measures will be necessary to improve energy efficiency and renewable energy capacity in new development. It may be the case, however, that retrofitting the existing housing stock would be more effective in reducing CO ₂ emissions. These measures would also help address fuel poverty (see SA Objective 1).																				
10	Option Five proposes a distribution of development that avoids the areas directly adjacent to the Ashdown Forest SPA/SAC.																				

11	Option Five avoids large allocations in AONB settlements, although the allocations in Alfriston and Buxted will require consideration in this respect.
12	Option Five involves significant development in the main settlements of the District, but also substantial development in rural areas. The rural locations have been selected on the basis of local service provision and it is likely that this would consolidate and enhance the existing pattern of services, facilities and infrastructure. A priority for this option could be to link accessibility to higher order settlements via two public transport nodes based around Hailsham in the south and Uckfield in the north.
13	No option is likely to perform significantly better or worse with respect to waste management. The Local Development Framework can influence resource management through design criteria.
14	Development in the south of the District is lower than that proposed in the draft South East Plan and this puts less pressure on the capacity issue at the waste water treatment works.
15	Energy efficiency can be achieved through the implementation energy policy/strategy. Regard would be necessary, however, to the relationship between sustainable design, achieving other objectives and viability of development. The most effective policy for reducing emissions of CO ₂ may be, however, to stimulate/support retrofitting of existing properties.
16	No option would necessarily perform better than others since improving the efficiency and sustainability of the consumption of resources can be led by an overarching policy covering sustainable design and waste management.
17	Option Five can make a substantial contribution to vitality of Hailsham and Polegate in the south of the District and to rural areas in the north.
18	The distribution of development may provide opportunities to support tourism in the parts of the District nearest to the coast and the proposed National Park/South Downs AONB.
19	Option Five is compatible with providing homes with good access to work in London, Brighton and Eastbourne as well as local employers.
20	Option Five offers an opportunity to link affordable housing need with accessibility to learning resources and specific local skills needs in the most deprived parts of the District and to establish links between all main settlements and their rural hinterland.
21	Option Five can make a contribution to regeneration in the south of the District, but does not propose substantial allocations to the northern towns.
22	Option Five offers an opportunity to link affordable housing need with accessibility to learning resources and specific, local skills needs in the most deprived parts of the District and to establish links between all main settlements and their rural hinterland.

Option Six: Growth in Uckfield/ Lewes Railway Line Catchment

Social Objectives					Environmental Objectives												Economic Objectives					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
L	R	R	Y	R	R	R	D	Y	R	?	L	Y	L	Y	L	?	D	?	?	R	?	
1	Potential exists for economies of scale from large developments at Buxted, Crowborough, East Hoathly, Framfield, Heathfield & Waldron, Isfield, and Uckfield in the north and Polegate in the south. This could deliver a high proportion of affordable housing in locations that have good accessibility and would benefit from improved rail links. It may be more difficult to deliver affordable housing in rural areas to the north east and middle part of the District.																					
2	The provision of and access to health services and open space could be improved in the north west. It is likely, however, that there would be a significant potential negative impact on services in other parts of the District, particularly the south.																					
3	Social inclusion and vibrancy could improve in the north west of the District. It is likely, however, that a significant negative impact would be experienced in the south.																					
4	No option is likely to perform significantly better or worse with respect to reducing crime and the fear of crime since the Local Development Framework can only influence this through design criteria. Design criteria will be the same for all options.																					
5	The level of development that is likely to be required in the north west is likely to result in negative impacts with respect to the provision of services in other parts of the District.																					
6	A significant problem with delivering this option could be addressing flood risk at Uckfield.																					
7	The option is likely to require substantial use of greenfield land.																					
8	A focus for development in the north west of the District and the provision of a new rail link would support a reduced need to travel by car in that area and avoid exacerbating highway capacity problems in the south. The combined effect could be to help improve air quality in the District.																					
9	A high standard of performance in respect of the Code for Sustainable Homes could be a specific requirement for new development. It may be the case, however, that retrofitting the existing housing stock would be more effective in reducing CO2 emissions. These measures would also help address fuel poverty.																					
10	A significant issue would be the potential adverse impact on the Ashdown Forest SPA/ SAC.																					

11	The distribution of development would be compatible with the objective of avoiding development in the AONB/ proposed National Park areas, but the use of greenfield sites would be likely to result in significant impacts on the landscape, particularly around Isfield.
12	A focus for development in the north west of the District and the provision of a new rail link would support reduced need to travel by car in that area and avoid exacerbating highway capacity problems in the south. Conversely, the opportunities for a comprehensive modal shift in the south from the car to rail, bus, cycle and walking might be difficult to achieve without substantial development.
13	No option is likely to perform significantly better or worse with respect to waste management. The Local Development Framework can influence resource management through design criteria.
14	A focus for development in the north west would avoid potential capacity issues with respect to waste water treatment in the south. Sustainability benefits could be maximised by requiring the highest level of performance from new dwellings with respect to avoiding harm on the water environment.
15	Achievement of a high level of energy efficiency and/or the provision of renewable energy is likely to be a requirement for any option. The most effective policy for reducing emissions of CO ₂ may be, however, to stimulate/support retrofitting of existing properties.
16	Achievement of a high level of the Code for Sustainable Homes with respect to waste management may be a requirement for any option. The substantial improvement to rail travel would help reduce travel by less efficient modes.
17	Whilst the north west of the District would benefit substantially, concern would arise with respect to achieving the Eastbourne-Hailsham Triangle objectives.
18	The provision of a new rail link would strongly support sustainable tourism. This could link to opportunities to link to deliver the objectives of the High Weald AONB Management Plan.
19	This option could provide a major opportunity to develop new business interests in the north west of the District. The option would also be compatible with providing homes with good access to work in London, Brighton and Eastbourne as well as local employers. A significant problem would be, however, the potential adverse impact on the rest of the District which would experience little growth.
20	This option could provide a major opportunity to develop education and skills in the north west, including improved access to London and Brighton. The option would need to be supplemented by improved access from other parts of the District.
21	The level of growth in Uckfield and Crowborough would support regeneration in those locations, but the other main towns may stagnate. This would be a particular problem with respect to the regeneration objectives for the Hailsham/Polegate area.

22	This option could provide a major opportunity to develop new business interests in the north west. The ability to do so elsewhere in the District may be limited.
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Option Seven: Dispersed Employment Developments

Social Objectives					Environmental Objectives												Economic Objectives					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
?	D	D	Y	D	?	Y	L	L	?	?	D	Y	?	Y	Y	?	Y	Y	L	D	L	
1	No correlation.																					
2	Matching employment with existing settlement patterns can consolidate the local provision of services and promote cycling, walking and public transport, which are more healthy modes of transport. It is assumed that standard planning constraints would avoid harm to amenity.																					
3	Matching employment with existing settlement patterns can consolidate the local use/provision of services and promote community identity.																					
4	No option is likely to perform better than any other since achieving this objective will depend upon design criteria and guidance.																					
5	Matching employment with existing settlement patterns can consolidate the local use/provision of services.																					
6	The impact would depend on the sites selected.																					
7	It is likely that a distribution of employment based on existing settlement patterns would be compatible with maximising the use of previously developed land. The impact would, however, depend on the housing distribution strategy selected.																					
8	Matching employment with existing settlement patterns can consolidate the local provision of services and promote the use of more sustainable modes of transport.																					
9	Matching employment with existing settlement patterns can consolidate the local provision of services and promote the use of more sustainable modes of transport. In addition, the achievement of CO ₂ reductions through energy efficiency will largely be through the implementation of an energy strategy/policy.																					
10	The impact would depend on the sites selected.																					
11	The impact would depend on the sites selected.																					
12	Matching employment to existing settlement patterns could consolidate the local provision of services and promote the use of more sustainable modes of transport.																					
13	Policies and criteria will be necessary to ensure development is undertaken in a resource efficient manner and that design is compatible with waste management objectives.																					
14	The impact would depend on the sites selected.																					

15	No option would necessarily perform better since the achievement of energy efficiency will largely be through the implementation of an energy strategy/policy.
16	No option would necessarily perform better than others since improving the efficiency and sustainability of the consumption of resources can be led by an overarching policy covering sustainable design and waste management.
17	Matching employment with existing settlement patterns is likely to consolidate locations that are currently successful but may not contribute significantly to improving the vitality of the rural economy.
18	The sustainability credentials for tourism could be determined by standard policy controlling/guiding tourism development that would, in particular, further the aims of the AONB Management Plans. This could be linked to development in Polegate in the south and in Crowborough, Wadhurst, Hartfield and Uckfield in the north.
19	Matching employment and existing settlement patterns can be compatible with promoting small firms and local business activity, but may not contribute significantly to improving the vitality of the rural economy.
20	The Scoping Report identifies that Wealden may be lacking in a higher skilled workforce due to the number of people of working age with qualifications of NVQ Level 4 and above. The trend shows that percentage of population with qualifications of NVQ Level 4 and above have decreased from 27.4% in 2001/02 down to 25.3% in 2003/04. In addition, just 10.2% of the employed workforce is employed in professional occupations, compared to 13.5% in the South East. Overall, the District has fewer people in professions than the South East or UK as a whole. Matching employment and existing settlement patterns offers an opportunity to link affordable housing need/delivery with accessibility to learning resources and specific, local skills needs.
21	Matching employment with existing settlement patterns is likely to support regeneration.
22	Matching employment and existing settlements patterns offers an opportunity to link affordable housing need/delivery with accessibility to learning resources and specific local skills needs.

Option Eight: Town and Service Centre Employment Focus

Social Objectives					Environmental Objectives												Economic Objectives					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
?	L	L	?	L	?	Y	?	?	?	?	D	Y	?	Y	Y	L	Y	L	L	L	L	
1	No correlation.																					
2	This option would match employment with the existing distribution of housing and this could consolidate the local provision of services and promote the use of more healthy modes of transport.																					
3	Matching accessibility to employment with existing housing can consolidate the local use/ provision of services and promote community identity.																					
4	No option is likely to perform better than any other since achieving this objective will depend upon design criteria and guidance.																					
5	Matching employment with the existing distribution of housing could consolidate the local provision of services and promote the use of more healthy modes of transport.																					
6	Flood risk issues could arise at Hailsham/ Polegate and at Uckfield.																					
7	A distribution based on accessibility could be compatible with the use of previously developed land, but this would depend on the sites that become available.																					
8	Matching accessibility to employment with the existing distribution of development can consolidate the local use/provision of services and provide the basis for a more sustainable transport strategy. Concerns may arise in association with development to the west of Hailsham and Polegate in relation to congestion on the A27.																					
9	The achievement of CO ₂ reductions through energy efficiency will largely be through the implementation of an energy strategy/ policy.																					
10	Biodiversity concerns would be greatest where development was planned on the west side of Crowborough and the east side of Hailsham and Polegate.																					
11	Biodiversity concerns would be greatest where development was planned on the west side of Crowborough and in proximity to the Pevesney Levels SSSI/ Ramsar site.																					
12	Matching accessibility to employment with the existing distribution of development can consolidate the local use/provision of services and provide the basis for a more sustainable transport strategy.																					
13	Policies and criteria will be necessary to ensure development is undertaken in a resource efficient manner and that design is compatible with waste management objectives.																					
14	The impact would depend on the sites selected.																					

15	No option would necessarily perform better since the achievement of energy efficiency will largely be through the implementation of an energy strategy/ policy.
16	No option would necessarily perform better than others since improving the efficiency and sustainability of the consumption of resources can be led by an overarching policy covering sustainable design and waste management.
17	Option Eight seeks to provide accessible employment land. This would benefit both urban and rural areas.
18	The sustainability credentials for tourism could be determined by standard policy controlling/guiding tourism development that would, in particular, further the aims of the AONB Management Plans. This could be linked to development in Polegate in the south and in Crowborough, Wadhurst, Hartfield and Uckfield in the north.
19	Option Eight seeks to provide accessible employment land. This would benefit both urban and rural areas.
20	Option Eight seeks to provide accessible employment land. Linked opportunities for education/ skills could benefit both urban and rural areas.
21	The majority of development would be in the main towns. The strategy could, therefore, take on a regeneration focus.
22	Option Eight seeks to provide accessible employment land. This would benefit both urban and rural areas. Further benefits through linking to education/skills.

Option Nine: Intensification at Existing Employment Locations

Social Objectives					Environmental Objectives												Economic Objectives					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
?	Y	Y	Y	Y	?	D	?	?	Y	Y	D	Y	?	Y	Y	Y	Y	L	L	D	L	
1	No correlation.																					
2	This option would consolidate existing circumstances. Whilst the impact would not necessarily be negative, the efficiency and effectiveness of service provision would be the subject of market forces. It is unlikely, therefore, to address deprivation or health inequalities.																					
3	This option would consolidate existing circumstances. Whilst the impact would not necessarily be negative, the efficiency and effectiveness of service provision would be the subject of market forces. It is unlikely, therefore, to address social inclusion.																					
4	No option is likely to perform better than any other since achieving this objective will depend upon design criteria and guidance.																					
5	This option would consolidate existing circumstances. Whilst the impact would not necessarily be negative, the efficiency and effectiveness of service provision would be the subject of market forces. It is unlikely, therefore, that benefits to service would be coordinated to maximise benefits.																					
6	Flood risk issues could arise at Hailsham/ Polegate and at Uckfield.																					
7	A distribution based on accessibility could be compatible with the use of previously developed land, but this would depend on the sites that become available.																					
8	Matching accessibility to employment with the existing distribution of development can consolidate the local use/ provision of services and provide the basis for a more sustainable transport strategy. Concerns may arise in association with development to the west of Hailsham and Polegate in relation to congestion on the A27.																					
9	The achievement of CO ₂ reductions through energy efficiency will largely be through the implementation of an energy strategy/ policy.																					
10	The option is likely to avoid significant impacts on the Pevensey Levels SSSI/ Ramsar site and Ashdown Forest SPA/ SAC, but further assessment would be required for specific sites.																					
11	The option is likely to avoid significant impacts on the two AONBs, but further assessment would be required for specific sites.																					
12	Matching accessibility to employment with the existing distribution of development can consolidate the local use/ provision of services and provide the basis for a more sustainable transport strategy.																					

13	Policies and criteria will be necessary to ensure development is undertaken in a resource efficient manner and that design is compatible with waste management objectives.
14	The impact would depend on the sites selected.
15	No option would necessarily perform better since the achievement of energy efficiency will largely be through the implementation of an energy strategy/ policy.
16	No option would necessarily perform better than others since improving the efficiency and sustainability of the consumption of resources can be led by an overarching policy covering sustainable design and waste management.
17	Option Nine seeks to provide accessible employment land. This would benefit both urban and rural areas.
18	The sustainability credentials for tourism could be determined by standard policy controlling/ guiding tourism development that would, in particular, further the aims of the AONB Management Plans. This could be linked to development in Polegate in the south and in Crowborough, Wadhurst, Hartfield and Uckfield in the north.
19	Option Nine seeks to provide accessible employment land. This would benefit both urban and rural areas.
20	Option Nine seeks to provide accessible employment land. Linked opportunities for education/ skills could benefit both urban and rural areas.
21	The majority of development would be in or on the edge of the main towns. The strategy could, therefore, take on a regeneration focus.
22	Option Nine seeks to provide accessible employment land. This would benefit both urban and rural areas. Linked opportunities for education/skills could benefit both urban and rural areas.

Option Ten: Polegate/ Hailsham Focus, with Support from Uckfield and Crowborough

Social Objectives					Environmental Objectives												Economic Objectives					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
?	D	?	Y	?	?	L	?	Y	L	L	D	Y	?	Y	Y	R	Y	L	L	D	Y	
1	No correlation.																					
2	Substantial development in Uckfield and Crowborough in the north and in Hailsham and Polegate in the south of the District would be compatible with good access to employment from the main population centres. This could consolidate services and facilities in the most accessible locations and provides an opportunity to address deprivation issues and regeneration in Uckfield and the south of the District.																					
3	Substantial development in Uckfield and Crowborough in the north and in Hailsham and Polegate in the south of the District would be compatible with good access to employment from the main population centres. This could consolidate services and facilities in the most accessible locations and provides an opportunity to address deprivation issues and regeneration in Uckfield and the south of the District. Limited opportunities would exist, however, to stimulate the vitality of more rural parts of the District.																					
4	No option is likely to perform better than any other since achieving this objective will depend upon design criteria and guidance.																					
5	Services and facilities could be consolidated in the most accessible locations and provide an opportunity to address deprivation issues and regeneration in Uckfield and the south of the District. The need would exist to address highway infrastructure (A27) issues in south and there is a risk that these factors may delay development.																					
6	The Strategic Flood Risk Assessment, September 2008, reports that the areas surrounding Polegate, Willingdon, Eastbourne and Hailsham suffer from flooding as a result of incapacity in the existing drainage infrastructure and/or the speed at which storm water is delivered to the Brooks. Further flood risk assessment may be necessary to demonstrate deliverability.																					
7	Compatible with the objective of maximising the use of previously developed land.																					
8	A good match of employment with existing settlement patterns would consolidate services that are the most accessible and provide opportunities to improve public transport, cycling and walking. However, congestion issues may be exacerbated on the A27 and this could lead to localised air quality issues at times of peak traffic.																					
9	In addition to the above (SA Objective 8), the achievement of CO ₂ reductions through energy efficiency will largely be through application of an energy strategy/ policy. The most effective policy for reducing emissions of CO ₂ may be, however, to stimulate/support retrofitting of existing properties.																					

10	Development in the main towns is likely to avoid significant impacts on the Ashdown Forest SPA/ SAC.
11	Development in the main towns is likely to avoid significant impacts on the two AONBs.
12	A good match of employment with existing settlement patterns would consolidate services that are the most accessible and provide opportunities to improve public transport, cycling and walking.
13	Policies and criteria will be necessary to ensure development is undertaken in a resource efficient manner and that design is compatible with waste management objectives.
14	The impact would depend on the sites selected.
15	No option would necessarily perform better since the achievement of energy efficiency will largely be through the implementation of an energy strategy/ policy.
16	No option would necessarily perform better than others since improving the efficiency and sustainability of the consumption of resources can be led by an overarching policy covering sustainable design and waste management.
17	This option would consolidate existing circumstances and the majority of development would be in the main settlements. Whilst this would result in accessible opportunities to a large proportion of the population, it is not likely to provide a stimulus to the rural economy.
18	The sustainability credentials for tourism could be determined by standard policy controlling/guiding tourism development that would, in particular, further the aims of the AONB Management Plans. This could be linked to development in Polegate in the south and in Crowborough, Wadhurst, Hartfield and Uckfield in the north.
19	This option would consolidate existing circumstances and the majority of development would be in the main settlements. This would result in accessible opportunities to a large proportion of the population.
20	The majority of development would be in the main settlements. This would result in accessible opportunities to a large proportion of the population. Benefits could be improved by linking opportunities for education/ skills in both urban and rural areas.
21	The majority of development would be in the main towns. The strategy could, therefore, take on a regeneration focus.
22	The majority of development would be in the main settlements. This would result in accessible opportunities to a large proportion of the population. Benefits could be improved by linking opportunities for education/skills to both urban and rural areas.

Appendix 2 Review and Update of Other Plans

Updating the scope and context for Sustainability Appraisal

The scope and context for appraisal is continually changing since new legislation, guidance and evidence that affect planning are continually being published. Notable examples since the production of the Scoping Report (February 2007) include Planning Policy Statement 1 supplement on climate change, the Climate Change Act 2008 and the East Sussex Sustainable Community Strategy. It is appropriate, therefore, for the scope of the sustainability appraisal to be amended during the process.

Having reviewed new legislation, guidance and evidence it is not considered necessary, however, to amend the Sustainability Appraisal (SA) Framework since the issues and information provided by the new documents fall entirely within the scope and are consistent with the 22 existing SA Objectives.

Recent publications that affect the scope and context of the appraisal of the Wealden Core Strategy DPD are set out below. The information in and the implications for the Core Strategy DPD have been considered in preparation of this consultation SAR:

- Wealden and Eastbourne Level 1 Strategic Flood Risk Assessment, September 2008
- Open Space Study, October 2008
- Retail Report, October 2008, Wealden and Eastbourne Employment Land Review, April 2008
- Planning Act 2008, Sustainable Communities Act 2007
- Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 (2007)
- PPS12 Local Spatial Planning 2008
- Consultation Paper on new Planning Policy Statement 4: Planning for Sustainable Economic Development, December 2007
- The South East Plan 2009
- Partial Review of the South East Plan, September 2008, consultation document 'Somewhere to Live: Planning for Gypsies, Travellers and Showpeople in the South East'
- Joint Municipal Waste Management Strategy, East Sussex Hospitals Annual Report 2007/08
- Wealden District Council Corporate Plan 2008 to 2011
- Wealden Design Guide, Supplementary Planning Document November 2008

In addition the Core Strategy will need to take into consideration the conclusions of the Flood Risk Management Strategy for the Cuckmere Estuary and the River Ouse Catchment Flood Management Plan.

A key role of the Core Strategy is that it should represent a spatial interpretation of the **Sustainable Community Strategy**.

Flooding and water management

Whilst further work is being progressed with respect to flood risk, the **Wealden and Eastbourne Level 1 Strategic Flood Risk Assessment, September 2008**, emphasises concerns in Polegate, Willingdon, Eastbourne and Hailsham due to incapacity in the existing drainage infrastructure and/or the speed at which storm water is delivered to the Brooks. Plans and proposals should also recognise and integrate the role of flood storage schemes and SUDS in providing amenity and biodiversity benefits.

These issues will be addressed through SA Objective 6 and SA Objective 14 (see Table 1, Sustainability Appraisal Report).

Open space

The **Open Space Study, October 2008**, reports that provision of open space and leisure facilities is generally good in the main towns of the District. Wealden is lacking, however, in specialist sports facilities. Open space and recreation provision can be linked to flood attenuation schemes and biodiversity.

The study identifies priorities for improvement, with the key issue being to ensure high levels of accessibility to play spaces and improving the quality of existing greenspaces. In particular, there is a lack of: a modern athletics facility; a netball centre; a single water-based or third generation artificial turf pitch (for hockey, football or rugby); 5-a-side soccer centres;; and competition standard sports hall. In addition, there are very few indoor tennis courts, floodlit facilities and cricket nets with artificial wickets. There is likely to be an increasing need for bowling greens in some parts of the District. The priorities for additional provision should be Crowborough and the northern part of Polegate.

The report recommends that policy should seek to ensure that children's play facilities are provided close to home through local greenspaces within housing developments, with a limited number of major equipped play areas in each of the District's main towns, ideally in parks or recreation grounds. The multi-functional role of greenspaces is emphasised.

A shortfall of community halls is identified in Crowborough, Hailsham, Polegate and Uckfield areas and additional sites for teenage facilities are needed in each of the main settlements. There is also likely to be a need to allocate sites for additional allotment plots in the east and west of Crowborough, the west of Hailsham, Heathfield and the north of Polegate.

These issues will be addressed through SA Objective 2 and SA Objective 10 (see Table 1, Sustainability Appraisal Report).

Retail

The **Shopping Study, October 2008**, informs that all of the five main centres in the District generally fulfil their principal role in serving the day-to-day shopping needs of the District's residents although none of the centres can be considered to be a significant comparison

goods retailing destination. This is not considered to be a failing but a function of, in part, their size and also their proximity to higher order centres such as Eastbourne and Tunbridge Wells, which attract the overwhelming majority of Wealden's comparison goods expenditure.

Quantitative analysis demonstrates that the need for further convenience floorspace across the District as a whole is limited and would not justify the allocation of land for further foodstore development as part of the LDF. Any need which currently exists could possibly be accommodated through the improvement or extension of one or more existing foodstores. The Report stresses, however, that there could be qualitative benefits arising from the provision of further food stores within the recognised town centres. This could increase competition in line with prevailing Government advice and offer the prospect of enhancing the vitality and viability of the centre as a whole.

It is considered in the Report that there is some potential for additional comparison floorspace in Uckfield, Hailsham and Crowborough although commercial interest in developing further floorspace is limited at the present time. Opportunities to accommodate further development in Uckfield could be explored using the community partnership in the town as a potential forum within which potential sites for development might be identified and brought forward for development. In the longer term potential may exist for further comparison floorspace in Hailsham town centre.

These issues will be addressed through SA Objective 3, SA Objective 5, and SA Objective 17 (see Table 1, Sustainability Appraisal Report).

Employment

The **Wealden and Eastbourne Employment Land Review, April 2008**, reports that the three market towns of Crowborough, Uckfield and Heathfield to the north of the District have infrastructure problems in relation to transport links. In addition these towns are constrained so that economic growth is generally restricted to existing firms expanding rather than new firms moving in. In general there are a low number of jobs to the resident population of working age and local jobs are characterised by low wages. Unemployment rates are low, however, due to the proximity of employment in London, Brighton and Eastbourne. The use of the car over long commuting distances consequently contributes to congestion of roads.

North Wealden

North Wealden is characterised by high levels of employment in sectors that are growing nationally. It has a highly qualified population and a strong degree of entrepreneurial activity with a high number of self employed people, business density, new start ups and business survival rates although businesses are small in size. The share of employment in the knowledge based sector is, however, low and this has resulted in lower value added to the economy and less potential for future growth.

Around 60 to 65 percent of transactions are in the main towns accommodating local business services like solicitors, accountants and public sector services requiring a town centre presence. The remaining 35 to 40 percent is spread across the rural parts of the area with

many small businesses taking up rural building conversions. In the rural areas, most office transactions are for small units generally between 46 and 93 square metres. There is also a significant amount of activity in rural villages including Forest Row and Wadhurst.

The Report recommends that existing site allocations and commitments must be retained to avoid constraining the development of the local economy, and the LDF for Wealden District should be making additional provision for office and industrial floorspace over the plan period to 2026. Uckfield is the most popular choice of town and could provide the focus for new allocations along with Crowborough. Given the spread of population in North Wealden, with a large share living in rural areas, it would appear prudent that some of the future supply of B-space is identified in these areas. It is also apparent that significant numbers of businesses want to be in rural areas given the recent growth in rural buildings converting to B-space uses. It is possible, however, that some of the surplus demand for space may actually be met by the increasing trend for homeworking.

South Wealden

The south of Wealden covers Hailsham and Polegate and all of Eastbourne Borough. The Hailsham-Eastbourne triangle regeneration is contained within this area where there is a greater reliance on non industrial employment and lower value sectors. There is also a lower skill base and relatively high unemployment among residents, particularly in Eastbourne. Although deprivation at the district level is not prevalent, there are neighbourhoods in Hailsham and Eastbourne where deprivation is an issue. However, like north areas of Wealden, the quality of life and environment is generally good.

The aspiration to improve the economic performance of the Eastbourne & south Wealden sub-area is recognised in regional policy. With low-earnings and a low-skill economy, in which high-value, knowledge based sectors are under-represented, there is an urgency to restructure the economy towards higher-value, higher-paid, higher-skilled activities.

Given the dispersal of employment uses around the sub-area a choice of sites of different sizes and in different locations could help ensure that existing companies remain in the area. New allocations will need to focus on expansion opportunities for industrial estates and wholly new sites. Mixed use development may be the key to enhancing the delivery of office development.

The **Eastbourne-Hailsham Triangle Economic Strategy and Spatial Scenarios, November 2008**, considers these issues in more detail and identifies the key economic challenges as improving skills and productivity, encouraging investment and entrepreneurial activity, diversifying the tourism offer and, consequently, reducing unemployment. The consultant's report identifies socio-economic problems to be addressed including the vitality of Hailsham town centre, access to health care and insufficient community facilities at Polegate. In meeting the agenda for regeneration there will be a need to provide affordable housing and improve transport linkages between and within settlements.

- Consultation Paper on new **Planning Policy Statement 4: Planning for Sustainable Economic Development, December 2007** seeks to ensure the economy is able to respond to rapid technological change and increased competition in the global economy,

the challenges of global climate change and pressure on natural resources. It is also necessary to understand and take into account the need to remain competitive and factor in the benefits of economic development alongside environmental and social factors. Development should be sustainable but continue to deliver the stability, jobs and growth that communities need and Local Development Frameworks should:

- ensure/promote a good range of sites, high quality sustainable development; sustainable travel choices;
- positively plan for the benefits that can accrue when certain types of businesses locate within proximity of each other;
- develop policies, in conjunction with the higher and further education sectors and other stakeholders;
- identify, protect and promote key distribution networks;
- avoid congestion and to preserve local amenity interests;
- allocate office (B1a) development in or on the edge of town centres consistent with the sequential approach in Planning Policy Statement 6;
- promote mixed-use developments in appropriate locations;
- prioritise the use of previously developed land and encourage new uses for vacant or derelict buildings;
- take account of the changing spatial working patterns that advances in information and communication technologies allow;
- include a policy on tall buildings where this is justified by local circumstances; and car parking policies.

These issues will be addressed through SA Objective 17, 18, 19, 20, 21 and 22 (see Table 1, Sustainability Appraisal Report).

Housing

The **Wealden District Council Housing Strategy 2008 to 2013** identifies a number of housing priorities. In the context of the LDF, this includes provision of the right type and quality of housing to meet the needs of residents and the provision of support to help people to maintain their independence.

The **Partial Review of the South East Plan, September 2008**, consultation document 'Somewhere to Live: Planning for Gypsies, Travellers and Showpeople in the South East' suggests that Wealden District should identify sites to accommodate between 16 and 19 residential pitches 2006 to 2026.

These issues will be addressed through SA Objective 1 (see Table 1, Sustainability Appraisal Report).

Overarching issues

At the national level the **Planning Act 2008** has introduced a new system for approving major infrastructure of national importance, such as harbours and waste facilities, and replaces current regimes under several pieces of legislation. Decisions will be taken by a new Infrastructure Planning Commission based on new national policy statements. A new

regime is proposed for energy developments such as nuclear power with a Community Infrastructure Levy on developments to finance infrastructure. This is a general issue, which is not applicable to a single SA Objective.

The Sustainable Communities Act 2007 grants the power to local authorities to develop planning policies which would assist with its objectives. The scope is wide ranging and includes the provision of local goods and services; energy conservation; local energy supply; reducing the level of road traffic; social inclusion and local democracy; decrease emissions of greenhouse gases; increase community health and well being; increase the use of local waste materials for the benefit of the community; and affordable housing (Schedule 1, Chapter 3). These issues will be addressed through SA Objectives 1, 2, 3, 5, 13, 15, 16 and 22.

Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 (2007) seeks to promote and encourage renewable and low-carbon energy generation. Local Development Frameworks should:

- identify suitable areas for renewable and low carbon energy sources and supporting infrastructure where this would help secure development of these sources;
- secure the highest viable standards of resource and energy efficiency and reduction in carbon emissions;
- provide patterns of urban growth that help secure the fullest possible use of sustainable energy;
- reduce the need to travel especially by car; sustain the distribution of habitats and species;
- reflect the development needs and interests of communities and enable them to contribute effectively to tackling climate change; and
- respond to the concerns of business.

Climate change issues will be addressed through SA Objectives 6, 13, 15 and 16.

Planning Policy Statement 12 Local Spatial Planning 2008 describes how Core Strategies may allocate strategic sites for development where these are central to achievement of the strategy and progress on the core strategy should not be held up by inclusion of non strategic sites. 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. The core strategy should draw on and in parallel influence any strategies and investment plans of the local authority and other organisations. Local authorities should explore and exploit opportunities for joint working on core strategies. Area Action Plans can be used to deliver planned growth areas; stimulate regeneration; protect areas particularly sensitive to change; resolve conflicting objectives in areas subject to development pressures; or focus the delivery of area based regeneration initiatives. A planning authority may prepare Supplementary Planning Documents to provide greater detail on the policies in its DPDs. PPS12 strongly encourages integrated community engagement on planning with other Council functions.

PPS12 relates to general issues and is not applicable to a single SA Objective.

At the regional level The South East Plan clarifies the direction of high level strategic policy.

These issues will be addressed through SA Objective 1 to SA Objective 22 (see Table 1, Sustainability Appraisal Report).

The Joint Municipal Waste Management Strategy is produced by East Sussex County Council and the Borough and Districts of Eastbourne, Hastings, Lewes, Rother and Wealden. The draft Strategy July 2006 requires the LDF to support an improvement in the way that waste is managed, avoiding serious or irreversible environmental damage; a reduction in the amount of waste produced; an increase in the amount reused; and an increase the amount of waste recycled/composted.

This issue will be addressed through SA Objective 13 (see Table 1, Sustainability Appraisal Report).

The East Sussex Hospitals Annual Report 2007/08 emphasises the commitment of the Trust Board to maintaining safe, patient-focused and sustainable health services with, and for, the people of East Sussex, acknowledging its special responsibilities for the most vulnerable members of the population served. Whilst there are no specific objectives for the Core Strategy to seek to resolve, policies relating to development control will need to ensure health needs are addressed.

This issue will be addressed through SA Objective 2 (see Table 1, Sustainability Appraisal Report).

The **Wealden District Council Corporate Plan 2008 to 2011** identifies the Council priorities. In the context of the Local Development Framework these include quality services; health, prosperity and community safety; sustainability (with particular emphasis on transport and waste); character and vitality of settlements; and affordable housing, sustainable, inclusive and vibrant communities). It is considered that the SA Framework covers all these issues.

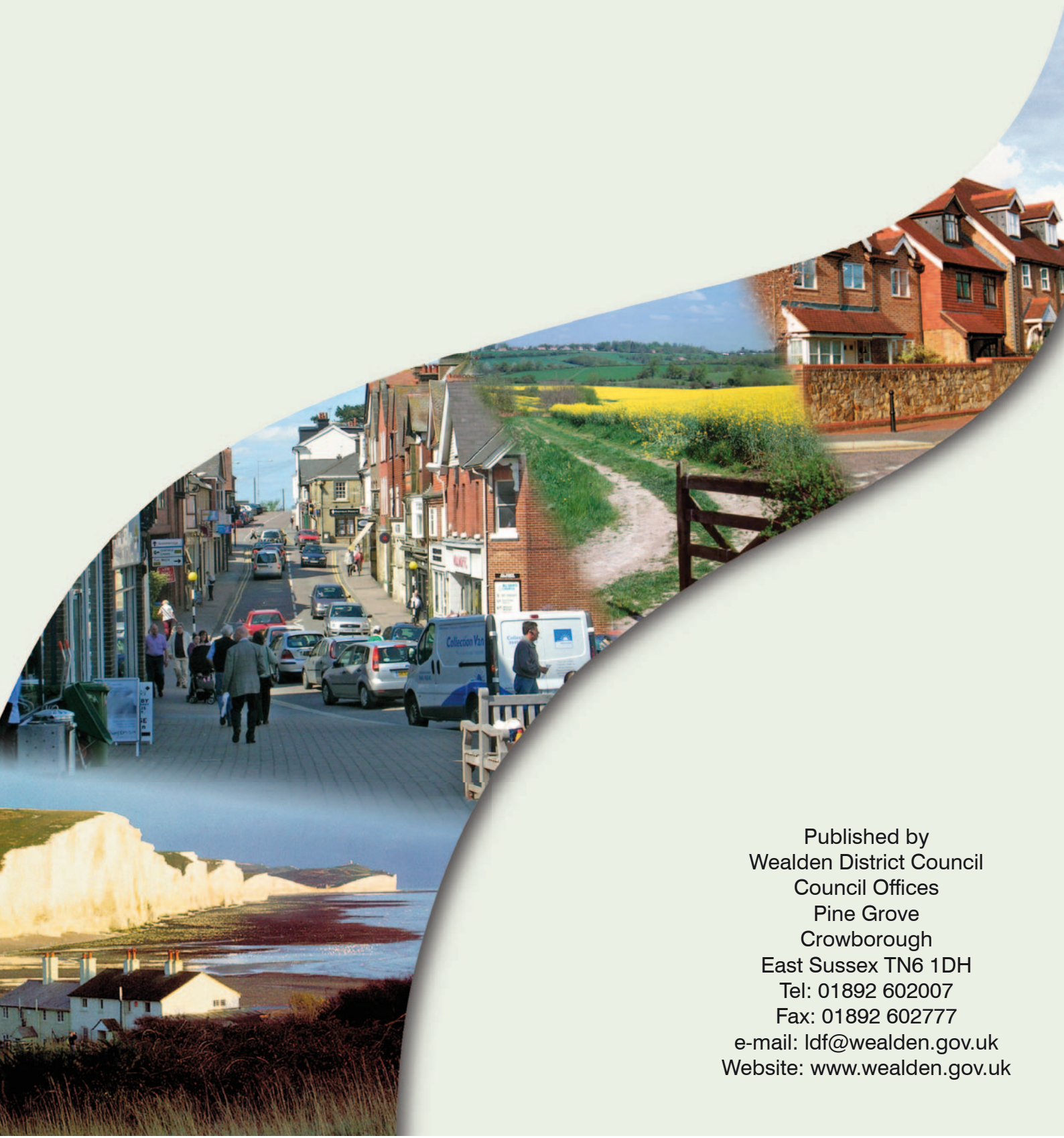
Wealden Design Guide, Supplementary Planning Document was adopted in December 2008. The purpose of the Guide is to encourage a higher standard of design for development within the District. The LDF will need to ensure that design standards are implemented to enhance local distinctiveness. This is a general issue which is not applicable to a single SA Objective.

Appendix 3 Compliance with the Strategic Environmental Assessment Directive

The table below sets out the requirements of EU Directive 42/2001 on the environmental assessment of certain plans and programmes and how the process of sustainability appraisal will meet these requirements.

SEA Directive	Sustainability Appraisal
a) An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	• Wealden District Scoping Report, February 2007 • Appendix Two of the Sustainability Appraisal Report • To be further updated in Sustainability Appraisal Report produced to accompany the Pre-Submission and Submission Core Strategy DPD
b) The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan	• Wealden District Scoping Report, February 2007 • Section 5, Section 6, Section 7 and Section 8 of the consultation SAR • To be further updated in Sustainability Appraisal Report produced to accompany the Pre-Submission and Submission Core Strategy DPD
c) The environmental characteristics of areas likely to be significantly affected	• Wealden District Scoping Report, February 2007 • Section 5, Section 6, Section 7 and Section 8 of the Sustainability Appraisal Report • To be further updated in Sustainability Appraisal Report produced to accompany the Pre-Submission and Submission Core Strategy DPD
d) Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	• Wealden District Scoping Report February 2007

	• Section 5 of the Sustainability Appraisal Report • To be further updated in Sustainability Appraisal Report produced to accompany the Pre-Submission and Submission Core Strategy DPD.
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation.	• The SA Framework, Table 1, Sustainability Appraisal Report
Consulting authorities with environmental responsibilities, when deciding on the scope and level of detail of the information which must be included in the environmental report (Article 5.4)	• Wealden District Scoping Report consultation January and February 2007 • Production of the Sustainability Appraisal of Spatial Development Options • Production of the Sustainability Appraisal Report to accompany the Pre-Submission and Submission Core Strategy DPD



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