Design

DE1 Achieving Well Designed and High Quality Places

SUSTAINABILITY OBJECTIVE		Effects				Policy No: DE1 Policy: Achieving well-designed and high-quality places
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy requires all development to contribute positively to sustainability, and sets out a range of design principles to be considered, which seek to improve energy efficiency and minimising carbon emissions • The impact is major positive.
SO2	CLIMATE CHANGE ADAPTATION					• The policy requires all development to contribute positively to sustainability, and sets out a range of design principles to be considered, which will enable design that is adaptable and resilient to climate change. • The impact is major positive.
SO3	FLOOD RISK					• The policy supports development proposals that relate sympathetically to the local landscape and retain existing important landscape and natural features. • Proposals should incorporate high quality design and mitigate against any detrimental harm to the landscape and / or its features, and includes (where applicable) the provision of an appropriately sized and designed landscape buffer to the open countryside, which could help to reduce flood risk. • The impact is minor positive
SO4	WATER RESOURCES & QUALITY					• The policy supports development proposals that relate sympathetically to the local landscape and retain existing important landscape and natural features. • Proposals should incorporate high quality design and mitigate against any detrimental harm to the landscape and / or its features, and includes (where applicable) the provision of an appropriately sized and designed landscape buffer to the open countryside, which could help to minimise water pollution . • The impact is minor positive.
SO5	SOIL, LAND & MINERALS					• The policy supports development proposals where they make efficient use of land and, where appropriate, prioritise the use of previously developed land and buildings, whilst respecting any constraints that exist. • The impact is major positive.
SO6	WASTE					• Development will be supported where it uses high quality local materials, which complement the local area and surroundings.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: DE1 Policy: Achieving well-designed and high-quality places
		S	M	L	Overall	Commentary
						• The policy will support development proposals where they provide and incorporate a sufficient amount of accessible and unobtrusive areas for the storage of refuse and recycling bins without dominating the street scene. • The impact is major positive.
SO7	POLLUTION					• The policy will support development proposals where they are designed to avoid unacceptable adverse impacts or harm to the amenities of neighbouring properties and their users/occupants, in terms of light (sunlight and daylight), noise, odour, traffic, vibration or other microclimatic effects or result in a poor standard of amenity for the existing and future users of the development itself. • The impact is major positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy supports development proposals that relate sympathetically to the local landscape and retain existing important landscape and natural features. • Proposals should incorporate high quality design and mitigate against any detrimental harm to the landscape and / or its features, and includes (where applicable) the provision of an appropriately sized and designed landscape buffer to the open countryside, which could contribute to nature recovery. • The impact is minor positive.
SO9	BIODIVERSITY					• The policy is likely to secure some biodiversity gains on site and beyond from the retention of natural features and greening such as green infrastructure as part of development and the public realm, and this will facilitate the enhancement and creation of well-connected, functional habitats for wildlife species as part sustainably designed developments. • The impact is minor positive.
SO10	LANDSCAPE & TOWNSCAPE					• The policy will support development proposals where they are locally distinctive, relate well to, and positively contribute to the character and topography of the surrounding built and natural environment (including its overall setting, townscape features, landscape, skyline, heritage, important views and green corridors). Proposals should create a positive sense of place by responding to the features of the site and the surrounding context. • The policy requires development proposals to relate sympathetically to the local landscape, retaining existing important landscape, historic and natural features and incorporating high quality landscape design, mitigating against any detrimental harm to the landscape and / or its features. This includes (where applicable) providing an appropriately sized and designed landscape buffer to the open countryside. As relevant to the site, the use of native hedges comprising native species is preferable to man-made boundary treatments. • Development proposals are required to use high quality local materials, adopt traditional typical local building forms and use architectural detailing and planting that will ultimately

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		S	M	L	Overall	Commentary
						• complement the local area and surroundings, helping to establish a strong sense of place. A consistent high level of design and material quality should be used across different tenures. • The policy expects development proposals to enhance either the existing character or achieve a new positive character. • Development proposals will be supported where they ensure that the siting, scale, massing, density, orientation and appearance of the development will lead to a high standard of design and layout. • The impact is major positive.
SO11	HISTORIC & CULTURAL HERITAGE					• All development should relate sympathetically to the local landscape and retain existing important historic features and mitigate against any detrimental harm. • By achieving well-designed and high-quality places, the policy is expected to contribute positively to local history, culture and heritage. • The impact is major positive.
SO12	DIGITAL INFRASTRUCTURE					• The policy requires development to be flexible in their design to provide acceptable living conditions and adapt to any changing needs of the user, such as to incorporate future technologies (such as high speed internet) to allow for remote working. • The impact is minor positive.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• Development proposals will be supported where they deliver compact forms of development that prioritise safe and sustainable travel choices including delivering inclusive walkable neighbourhoods providing good and safe accessibility for all (including those with disabilities and people with particular access needs, such as the elderly or people with pushchairs) to public transport, employment, services and facilities and the rights of way network. • Development proposals will be supported where they are designed to encourage slower driving speeds and ensure a clear layout and hierarchy of streets that are of a width suitable for their function and purpose (including access for services) that are easy to understand and navigate for all groups in society. • The policy will support development proposals where they achieve the site's vehicle and cycle parking requirements in an attractive and sensitively integrated way, including electric vehicle spaces and charging points and in accordance with East Sussex County Council standards. • The impact is major positive.
SO14	HOUSING					• The policy supports the provision of high quality, sustainable, housing developments that are accessible, socially inclusive and integrated with a suitable mix of uses that meet the housing needs of the local community including a high standard of design and layout and sense of place. • The impact is major positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: DE1 Policy: Achieving well-designed and high-quality places
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The policy requires development proposals to provide a strong, attractive and positive identity contributing to health and well-being by ensuring that new developments integrate well, both physically and visually, with the existing built form and existing communities. • A well-designed place can provide social benefits by creating spaces where people can meet and interact, play and engage in physical activity. Well-designed places and spaces can promote healthy lifestyles through the incorporation and use of sustainable travel, and the creation of new public realm, including well connected open spaces which will improve/increase access to nature. • The policy requires development to be flexible in its design to provide acceptable living conditions and adapt to any changing needs of the user, such as health or mobility issues. • The impact is major positive.
SO16	QUALITY OF LIFE & PLACE					• The policy requires all development to be beautiful, achieve a high quality of architectural design and contribute positively to user experience, sustainability and a sense of place. Innovative and contemporary architecture will be supported where it is of high quality design, responds to its context in the local area and does not negatively impact on the existing character, particularly where it delivers overall design excellence. • By designing out crime, this policy option will contribute toward safe and secure places and spaces. Well-designed places can also benefit from lower crime rates. • Well-designed places can also help to create a positive sense of place and reinforce local identity, giving residents a sense of pride and belonging. • Design must be considered at the earliest opportunity having regard to national and local design guidance, relevant design guides and design codes. • The impact is major positive.
SO17	SOCIAL DEPRIVATION					• Development should provide a strong, attractive and positive identity contributing to health and well-being, inclusion and cohesion by ensuring that new developments integrate well, both physically and visually, with the existing built form and existing communities. • Large development will need to provide an accessible, socially inclusive and integrated solution with a suitable mix of uses that meet the housing, employment, service and facility needs of the local community to support daily life. • The provision of well-designed buildings that are energy efficient will reduce the number of residents experiencing fuel poverty. • The impact is major positive.
SO18	ECONOMY & EMPLOYMENT					• Positive impacts are expected for the local economy as the policy will achieve well-designed and high quality places which is likely to contribute positively to user experience, sustainability and a sense of place. This will in turn attract business growth, investments and visitors, which will stimulate economic growth.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: DE1 Policy: Achieving well-designed and high-quality places
		S	M	L	Overall	Commentary
						• The impact is major positive.
SO19	TOWN & VILLAGE CENTRES					• By achieving well-designed and high quality places, the policy is likely to support the viability and vitality of the District's town and village centres. Well designed and high quality places and spaces are expected to attract visitors, investments and innovation which will increase footfall in the town and village centres. • The impact is major positive.
SO20	EDUCATION & SKILLS					• Positive impacts are expected for skills acquisition and training as the policy is likely to generate employment opportunities and local jobs. • The impact is minor positive.

SUMMARY OF RESULTS	Strategic Policy No:DE1																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption.
Mitigation Measures	• Development will be expected to be designed to last, including a consideration of management and maintenance of both private and public spaces. • Applicants will be expected to demonstrate how a high quality design has been achieved and how national and local design guidance has been considered. • Applications will be expected to demonstrate early, proactive and effective engagement with the community on design issues, as required by the NPPF and where appropriate, in accordance with the Council's own adopted Statement of Community Involvement to demonstrate that the views of the local community have been sought and taken into account in the formulation of development proposals. • The Council will expect applicants to use design requirements as set out in the Local Plan and the national and local design guidance. Design and Access Statements are required to accompany certain applications for planning permission and applications for listed building consent. • The implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Historic Environment, the Spatial Strategy, Economy, Town Centres and Infrastructure could mitigate any other impacts.

Cumulative Impacts	Impacts are likely to be positive as the policy will ensure that all development contributes positively to the high quality design of spaces and places, the natural environment and economic vitality in the District through early, proactive and effective engagement with the community on design issues, where appropriate.
Summary	Major Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life and Place;SO17 Social Deprivation; SO18 Economy & Employment; and SO19 Town & Village Centres** • The policy has been informed by the National Design Guide, Wealden Design Guide (2008), High Weald Housing Design Guide and other sources of local design guidance design policies, design guides and codes provided within or as part of 'made' (adopted) Neighbourhood Plans. • The policy sets design criteria to ensure high standards of design in all new developments, whether it is an extension or alteration to an existing building, change of use of existing buildings, or new housing or business development. • All development should relate sympathetically to the local landscape and retain existing important historic features and mitigate against any detrimental harm. • Development proposals will be supported where they deliver compact forms of development that prioritise safe and sustainable travel choices including delivering inclusive walkable neighbourhoods providing good and safe accessibility for all. • Development should provide a strong, attractive and positive identity contributing to health and well-being, inclusion and cohesion by ensuring that new developments integrate well, both physically and visually, with the existing built form and existing communities. • Large development will need to provide an accessible, socially inclusive and integrated solution with a suitable mix of uses that meet the housing, employment, service and facility needs of the local community to support daily life. • The policy is likely to result in beautiful/attractive, functional, safe and inclusive spaces and places, whilst respecting the local character and natural heritage alongside contributing positively to user experience, sustainability and a sense of place. Minor Positive Effects: **SO3 Flood risk; SO4 Water resources/quality; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO14 Housing; and SO20 Education & Skills** • The policy requires development to be flexible in its design to provide acceptable living conditions and adapt to any changing needs of the user, such as the incorporation of future technologies (e.g. high speed internet) to allow for remote working. • The policy facilitates the provision of high quality development as well as accessible, socially inclusive, integrated and suitable mix of uses that meet housing needs of the local community. • The policy supports development proposals that relate sympathetically to the local landscape and retain existing important landscape and natural features. Proposals should incorporate high quality design and mitigate against any detrimental harm to the landscape and / or its features, which could help reduce flood risk, prevent water pollution, facilitate nature recovery and sustain habitats and biodiversity. No Significant Effects: for the remaining Sustainability Objective as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major Positive effect

DE2 Masterplans and Design Codes

SUSTAINABILITY OBJECTIVE		Effects				Policy No: DE2 Policy: Masterplans and Design Codes
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy requires larger developments to provide design guides, codes and masterplans. • Masterplans should include analysis of the constraints and opportunities and include a masterplan framework for new development, which includes built form, density, land use, public spaces, movement, transport, nature, landscaping, sustainability, safety etc. • The policy will encourage the creation of well-designed, high quality and sustainable developments that are energy efficient and minimise carbon emissions, mitigating the impacts of climate change. • The impact is minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• The policy requires larger developments to provide design guides, codes and masterplans, which will encourage the creation of well-designed, high quality and sustainable developments that are adaptable and resilient to the effects of climate change. • The impact is minor positive.
SO3	FLOOD RISK					• The policy requires larger developments to provide design guides, codes and masterplans, which will encourage the provision of flood resilient design as part of development to minimise flood risk from all sources. • The policy also offers opportunities to deliver green infrastructure and maximise the use of SuDS with the aim of reducing surface water runoff and flood risk in an environmentally friendly way. • The impact is minor positive.
SO4	WATER RESOURCES & QUALITY					• The policy requires larger developments to provide design guides, codes and masterplans, which will encourage the provision of greening into the development and help to intercept rainfall and infiltrate pollutants/harmful particulates, reducing the risk of them being transferred into the District's water courses, minimising the risk of water pollution and contributing to the maintenance of water quality. • The impact is minor positive.
SO5	SOIL, LAND & MINERALS					• The policy requires larger developments to provide design guides, codes and masterplans, which could help to ensure that land is used efficiently whilst creating beautiful and sustainable places. • The impact is minor positive.
SO6	WASTE					• The policy requires larger developments to provide design guides, codes and masterplans, which could help proposals provide and/or incorporate a sufficient amount of accessible and

SUSTAINABILITY OBJECTIVE		Effects				Policy No: DE2 Policy: Masterplans and Design Codes
		S	M	L	Overall	Commentary
						unobtrusive areas for the storage of refuse and recycling bins without dominating the street scene. • The impact is minor positive.
SO7	POLLUTION					• The policy requires larger developments to provide design guides, codes and masterplans, which could help new development to design out pollution. Development will be expected to be designed to energy efficient to minimise energy consumption and improve air quality. • In addition, development will be expected to be designed to avoid unacceptable adverse impacts or harm to the amenities of neighbouring properties and their users / occupants, in terms of light (sunlight and daylight), noise, odour, traffic, vibration or other microclimatic effects for the existing and future users of the development itself. • The impact is minor positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy requires larger developments to provide design guides, codes and masterplans, which could help to retain and/or incorporate natural features, landscaping/greening or boundary treatments, including green spaces and trees where appropriate, alongside more traditional engineered measures as part of development, contributing to nature recovery. • The impact is minor positive.
SO9	BIODIVERSITY					• The policy requires larger developments to provide design guides, codes and masterplans, which could help secure some biodiversity gains on site and beyond from the incorporation of natural features and greening such as green infrastructure as part of development and the public realm, which will facilitate the enhancement and creation of well-connected, functional habitats for wildlife species as part sustainably designed developments. • The impact is minor positive.
SO10	LANDSCAPE & TOWNSCAPE					• The policy requires larger developments to provide design guides, codes and masterplans, which should ensure development proposals relate sympathetically to the local landscape, retaining existing important landscape, historic and natural features and incorporating high quality landscape design, mitigating against any detrimental harm to the landscape and / or its features. • The impact is minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy requires larger developments to provide design guides, codes and masterplans, which could help development proposals to contribute positively to local history, culture and heritage. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: DE2 Policy: Masterplans and Design Codes
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy requires larger developments to provide design guides, codes and masterplans, which should help deliver compact forms of development that prioritise safe and sustainable travel choices including delivering inclusive walkable neighbourhoods providing good and safe accessibility for all (including those with disabilities and people with particular access needs, such as the elderly or people with pushchairs) to public transport, employment, services and facilities and the rights of way network. • The impact is major positive.
SO14	HOUSING					• The policy requires larger developments to provide design guides, codes and masterplans. • For large scale strategic sites of over 500 dwellings, the policy expects design codes and masterplans to be used to provide a more detailed framework for creating high quality, sustainable and locally distinctive places. • Masterplans should include analysis of the constraints and opportunities and include a masterplan framework for new development, which includes built form, density, land use, public spaces, movement, transport, nature, landscaping, sustainability, safety etc. • Design Codes will specifically be required for self-build or custom build projects. • The policy will encourage the delivery of high quality, well designed, sustainable homes. • The impact is major positive.
SO15	HEALTH & WELLBEING					• Positive impacts are expected for health and wellbeing as the policy will facilitate the delivery of high quality, attractive spaces where people can meet and interact, play and engage in physical activity. • Well-designed places and spaces can promote healthy lifestyles through the incorporation and use of sustainable travel, and the creation of new public realm, including well connected open spaces which will improve/increase access to nature. New developments could create high quality environments in which residents can live and work and also deliver benefits for existing communities. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy requires larger developments to provide design guides, codes and masterplans, which could offer opportunities for development to design out crime, creating safe and secure places and spaces and a positive impact on the quality of life and place. • For large scale strategic sites of over 500 dwellings, the policy expects design codes and masterplans to be used to provide a more detailed framework for creating high quality, sustainable and locally distinctive places. • Where development proposals deliver high quality design that responds to the context in the local area, the policy will contribute to creating a positive sense of place and reinforce local identity, giving residents a sense of pride and belonging. • The impact is major positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: DE2 Policy: Masterplans and Design Codes
		S	M	L	Overall	Commentary
SO17	SOCIAL DEPRIVATION					• The policy requires larger developments to provide design guides and codes and masterplans, which could help deliver development that is accessible to all, and also ensure increased/improved access to safe and secure public spaces for all. • Fuel poverty can also be addressed through the provision of well-designed buildings that are energy efficient. • The impact is minor positive.
SO18	ECONOMY & EMPLOYMENT					• The policy requires larger developments to provide design guides and codes and masterplans. • The Council will require masterplans for significant non-residential development or where there are site specific complexities or sensitivities that require a masterplan led approach. • Masterplans should include analysis of the constraints and opportunities and include a masterplan framework for new development, which includes built form, density, land use, public spaces, movement, transport, nature, landscaping, sustainability, safety etc • The policy should encourage growth in the local economy as high quality design will contribute positively to user experience, sustainability and a sense of place, and provide opportunities for business growth, jobs, investments and innovation. • The impact is major positive.
SO19	TOWN & VILLAGE CENTRES					• The policy requires larger developments to provide design guides, codes and masterplans, which could help support the viability and vitality of the District's town and village centres. Well designed and high quality places and spaces are expected to attract visitors, investments and innovation which will increase footfall in the town and village centres and have a positive impact on vitality and viability. • The impact is major positive.
SO20	EDUCATION & SKILLS					• Positive impacts are expected for skills acquisition and training as the policy is likely to generate employment opportunities and local jobs. • The impact is minor positive.

SUMMARY OF RESULTS	Policy No: DE2				Policy: Masterplans and Design Codes															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption.
Mitigation Measures	• Masterplans should be submitted for the Council's consideration and agreement before the submission of a planning application. The scope and content of masterplans can be confirmed in pre-application discussions and must be informed by technical and design evidence and provide a phasing plan where relevant. • Masterplans will be required to accompany either the outline or full planning application and adherence to the masterplan will be secured through planning conditions and / or a legal agreement. • The design codes for the strategic sites should use the National Model Design Code as a guide for how they should be developed and the seven step coding process they need to follow. The stage at which design codes will be required to be submitted will be agreed with the applicant as part of pre-application discussions. • The implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Historic Environment, the Spatial Strategy, Economy, Town Centres and Infrastructure will help to mitigate any other impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure larger developments use design guides, codes and masterplans to provide a more detailed framework for creating high quality, sustainable and locally distinctive places which will deliver high quality environments in which residents can live and work and provide benefits for communities.

Summary	Major Positive Effects: **SO13 Travel & Accessibility; SO14 Housing**; **SO15 Health & Wellbeing; SO16 Quality of Life and Place SO18 Economy & Employment; SO19 Town & Village Centres**; • The policy will ensure larger developments of 100 or more dwellings, including significant non-residential development. For large scale strategic sites of over 500 dwellings, the policy expects design codes and masterplans to be used to provide a more detailed framework for creating high quality, sustainable and locally distinctive places. • The policy has been informed by the National Model Design Code and NPPF. • Masterplans should include analysis of the constraints and opportunities and include a masterplan framework for new development, which includes built form, density, land use, public spaces, movement, transport, nature, landscaping, sustainability, safety etc. • Design Codes will specifically be required for self-build or custom build projects. • The Council will require masterplans for significant non-residential development or where there are site specific complexities or sensitivities that require a masterplan led approach. • The policy will encourage the delivery of high quality, well designed, sustainable homes and development, which encourages growth in the local economy and provides opportunities for business growth, jobs, investments and innovation. Minor Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water Resources/Quality; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO17 Social Deprivation; and SO20 Education & Skills** • The policy will ensure the effects of climate change mitigation and adaptation, and issues of flooding, water quantity and quantity, soils, pollution, green and blue infrastructure, biodiversity, character, heritage, social deprivation and other site specific constraints are considered in the decision-making process. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major Positive effect.

DE3 Spaces for People, Nature and Public Realm

SUSTAINABILITY OBJECTIVE		Effects				Policy No:DE3 Policy: Spaces for people, nature and public realm
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy will support development proposals where they deliver new and/or enhance existing natural features that support climate change mitigation. The enhancement and/or incorporation of natural features such as trees and other planting into the design of public spaces would help to sequester carbon emissions and contribute to climate change mitigation. • The impact is minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• The policy will support development proposals where they deliver new natural features that contribute to adapting the effects of climate change. • The retention and/or incorporation of natural features, such as trees and other planting into the design of public spaces will provide shading for urban cooling, helping to combat the heat island effect. • The impact is minor positive.
SO3	FLOOD RISK					• The policy will support development proposals where they deliver new and/or enhance existing natural features that support climate resilience. • The inclusion of trees and other planting in the design of public spaces and public realm can help reduce flooding through the direct interception of rainfall, reducing the volume and rate of run-off, promoting higher soil infiltration rates, reducing pressure on drainage systems by holding back and storing water and slowing the flow of flood water. • The impact is minor positive.
SO4	WATER RESOURCES & QUALITY					• The policy will support development proposals where they deliver new and/or enhance existing natural features, including trees and other planting into public realms, which can intercept rainfall, infiltrate pollutants/harmful particulates and reduce the risk of them being transferred into water courses, minimising the risk of water pollution and contributing to water management. • The impact is minor positive.
SO5	SOIL, LAND & MINERALS					• The policy will support development proposals where they deliver new and/or enhance existing natural features, including trees and other planting into public realms, which can provide land cover that minimises soil pollution or prevents the loss of valuable soils. • The impact is minor positive.
SO6	WASTE					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No:DE3 Policy: Spaces for people, nature and public realm
		S	M	L	Overall	Commentary
SO7	POLLUTION					• The policy will support development proposals where they deliver tree-lined streets and incorporate trees and other planting into the public realm. Trees and other planting will help to sequester carbon emissions and improve air quality and will dampen noise from traffic, congestion and other human activities, which is expected to have positive outcomes for air and noise pollution. • The policy will support development proposals where they incorporate measures to ensure that people feel safe by using appropriate lighting, whilst minimising light pollution. • The impact is minor positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy will support development proposals where they deliver tree-lined streets and incorporate trees and other planting into the public realm, which is expected to improve the quality, access and connectivity of green infrastructure for people and wildlife species across the District, contributing to nature recovery. • The impact is major positive.
SO9	BIODIVERSITY					• The policy will support development proposals where they deliver new and/or enhance existing natural features, such as trees and other planting that support and enhance biodiversity. However, positive impacts are dependent upon how public spaces are designed. Also, the level of activity and pressure on the public spaces has the potential to impact biodiversity. • The impact is minor positive.
SO10	LANDSCAPE & TOWNSCAPE					• The policy will support development proposals where they incorporate high-quality landscape design and deliver new natural features that support and enhance local distinctiveness; tree-lined streets; and incorporate trees and other planting into the public realm. • The use of elements of the public realm such as street furniture or natural features such as planting should reflect local distinctiveness and character. • The policy supports a coordinated approach to design, the siting of street furniture, public toilets where applicable, art work, boundary treatments, lighting and signage including providing a clear distinction between public and private spaces, avoiding unnecessary street clutter, contributing positively to the townscape. • The impact is major positive
SO11	HISTORIC & CULTURAL HERITAGE					• The policy supports the delivery of new natural features, which enhance the quality of place and local distinctiveness and provide opportunities for proposals to reflect the District's historic context. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No:DE3 Policy: Spaces for people, nature and public realm
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy requires the delivery of safe and attractive, open and versatile public and green spaces, which encourage physical activity, accessibility and safety. • Safety and the opportunity for crime prevention should be considered when considering the position and design of public transport interchanges and cycle and pedestrian routes. • Well-designed public spaces and public realm can increase accessibility and connectivity between places and spaces, reducing the need to travel by private car and improvements in safety, which may also encourage the use of sustainable and active travel modes and improve/increase access to facilities and services. • The impact is minor positive.
SO14	HOUSING					• The policy requires public spaces and the public realm to be considered as an integral part of design. Public spaces should be available for use by all members of society and designed in a way to promote nature, health and well-being. • The policy supports proposals which provide well-designed, multi-functional public spaces and public realm that are designed to be accessible and meet the needs of all. • The policy will ensure that the needs of the community are addressed in the provision of housing. • The impact is minor positive.
SO15	HEALTH & WELLBEING					• The policy requires public spaces and the public realm to be considered as an integral part of design. Public spaces should be available for use by all members of society and designed in a way to promote nature, health and well-being. • The policy will support development proposals where they deliver safe and attractive, open and versatile public and green spaces with a variety of landscapes and activities to encourage physical activity such as play, sport, walking and cycling and promote health and well-being, promote social interaction and inclusion, be accessible by and meet the needs of all including the most vulnerable users, both young and old and those with disabilities and encourage the active use of public spaces at different times of the day. • Well-designed, multi-functional public spaces will protect and improve the health and wellbeing of the District's population and reduce health inequalities, and their value to the general public's health and wellbeing is immeasurable and this has been highlighted during the recent pandemic. • The impact is major positive.
SO16	QUALITY OF LIFE & PLACE					• The policy supports well-designed public spaces that make people feel safe and secure when they use it, helping to overcome crime and the fear of crime and this is likely to promote social interaction and inclusion. • Development proposals will be supported where they incorporate measures to ensure that people feel safe by considering safety and security early in the design process, reducing any

SUSTAINABILITY OBJECTIVE		Effects				Policy No:DE3 Policy: Spaces for people, nature and public realm
		S	M	L	Overall	Commentary
						actual or perceived opportunities for crime or antisocial behaviour, in accordance with 'Secured by Design' principles of designing out crime. • Safety should be considered early in the design process when it is easier to make changes. Applicants will be expected to use a Design and Access Statement, when required, to demonstrate that the design considerations in the policy, including the safety measures have been considered and designed into the new proposal. • Where a Design and Access Statement is not required, the design requirements in the policy should inform the design process and should be demonstrable in the landscaping and layout plans submitted with the application from the outset. • The impact is major positive.
SO17	SOCIAL DEPRIVATION					• The policy supports proposals which provide well-designed, multi-functional public spaces and public realm that are designed to be used by everyone, accessible to all and meet the needs of all, young and old, and regardless of gender or physical ability. • This will facilitate social interaction and inclusion as people meet and socialise, addressing social equality. • The impact is major positive.
SO18	ECONOMY & EMPLOYMENT					• Positive impacts are expected for the local economy as the delivery of well-designed, multi-functional public spaces will assist in making Wealden an attractive place to visit, supporting the tourism sector by increasing overnight stays and visitor spend and job creation. • The impact is minor positive.
SO19	TOWN & VILLAGE CENTRES					• Positive impacts are expected for the viability and vitality of town and village centres. • The provision of attractive, multi-functional public spaces and public realm across the District's towns and villages will appeal to local residents as well as visitors, creating spaces where people want to spend time interacting and relaxing. This is likely to spur tourism from increased footfall and activity. • The impact is minor positive.
SO20	EDUCATION & SKILLS					• Positive impacts are expected for skills acquisition and training as the policy is likely to generate employment opportunities and local jobs. • The impact is minor positive.

SUMMARY OF RESULTS	Policy No: DE3							Policy: Spaces for people, nature and public realm												
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption.
Mitigation Measures	• A coordinated approach to the design of the public realm e.g., the siting of street furniture, public toilets where applicable, artwork, boundary treatments, lighting and signage will be required. The consideration of these elements should take place early in the design process and information demonstrating that this has been carried out and should be submitted with any planning application which includes an element of public realm. • Applicants will be expected to use a Design and Access Statement, when required, to demonstrate that the design considerations in the policy, including the safety measures have been considered and designed into the new proposal. • Where a Design and Access Statement is not required, the design requirements in the policy should inform the design process and should be demonstrable in the landscaping and layout plans submitted with the application from the outset. • The implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Historic Environment, the Spatial Strategy, Economy, Town Centres and Infrastructure could also mitigate impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure that well-designed, multi-functional spaces for use by everyone are provided and are accessible and meet the needs for all, young and old, regardless of gender or physical ability. Alternatively, negative impacts could occur

	when the design of the public realm comes forward in a piecemeal fashion and that streets and other public spaces become cluttered and difficult to navigate for pedestrians. This could however be mitigated through the effective planning, design and management of such spaces.
Summary	Major Positive Effects: **SO8 Green & Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO16 Quality of Life and Place** • The policy requires public spaces and the public realm to be considered as an integral part of the design, which should be available for all members of society and designed in a way to promote nature, health and well-being. • The policy has been informed by the National Design Guide and Secured by Design principles. • Spaces should be used to promote social interaction and inclusion, and encourage physical activity, such as play, sport, walking and cycling, thus promoting health and well-being. The policy will ensure the safety of the users of public realm is considered when designing public spaces. This allows for public spaces to feel safe and secure for the people that use it, helping to overcome crime and the fear of crime. Minor Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO13 Travel & Accessibility; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centres**; **and SO20 Education & Skills** • The policy will ensure the delivery of new natural features that support and enhance the quality of place, local distinctiveness, biodiversity, water management and climate change mitigation and resilience. The policy will also ensure that other site specific constraints are considered in the decision-making process. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

DE4 Shop Fronts and Advertisements

SUSTAINABILITY OBJECTIVE		Effects				Policy No: DE4 Policy: Shop Fronts and Advertisements
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• No significant impact.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• No significant impact.
SO4	WATER RESOURCES & QUALITY					• No significant impact.
SO5	SOIL, LAND & MINERALS					• No significant impact.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• No significant impact.
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact.
SO9	BIODIVERSITY					• No significant impact.
SO10	LANDSCAPE & TOWNSCAPE					• The policy provides guidance on how to conserve and enhance the District's local character with respect to shop fronts and advertisements. • Applications for new, replacement and temporary shop fronts, including fascias, will be supported where the proposal is based on an approach to shop front design that respects the architectural style, character and form of the buildings or location to which they relate, including appropriate use of architectural style, materials, colours and illuminations and having regard to upper floors in terms of scale, proportion, and vertical alignment. • Applications for advertisements, including hoardings, fascia signs and illumination will be supported where the proposal is sensitively designed and not detrimental to the visual amenity of the buildings or area by reason of its scale, location, detail, character, design or

SUSTAINABILITY OBJECTIVE		Effects				Policy No: DE4 Policy: Shop Fronts and Advertisements
		S	M	L	Overall	Commentary
						illumination, impair on pedestrian or highway safety or result in, or compound, the perception of clutter on the street scene. • The impact is major positive.
SO11	HISTORIC & CULTURAL HERITAGE					• Applications for new, replacement and temporary shop fronts, including fascias, will be supported where the proposal within Conservation Areas or on Listed Buildings, retains and restores existing traditional shop fronts and/or features of architectural or historic interest. This will include the use of traditional materials, traditionally painted fascias and hanging signs with muted colours. Where two shop frontages are to be combined into a single unit, the design should reflect the original divisions that existed and employ correct historic shop front architectural detailing. There will be a presumption against the loss of traditional and historic shop fronts. • New and replacement shop fronts should take account of the traditional architectural detailing of adjacent and nearby historic shop fronts to ensure that the character and appearance of the heritage asset is conserved and enhanced. • Where new canopies or blinds are proposed as part of a shop front, these should normally have historic precedent so as not to detract from the heritage significance of the building or Conservation Area • The use of modern external security shutters will not normally be supported, nor the retrofitting of roller shutters requiring the introduction of large projecting boxes above a shop window. • The character and design of the building should be respected and the identified significance of the historic street scene and use traditional materials and techniques. • Within Conservation Areas, or where there is an effect on a heritage asset, there will be a presumption against internally illuminated signage / logos. • The impact is major positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.
SO14	HOUSING					• No significant impact.
SO15	HEALTH & WELLBEING					• No significant impact.
SO16	QUALITY OF LIFE					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: DE4 Policy: Shop Fronts and Advertisements
		S	M	L	Overall	Commentary
	& PLACE					
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• The use of shopfront and advertisement design is expected to create vibrant places for people who visit, to attract investment, open up opportunities for business growth and jobs, with positive outcomes anticipated on the local economy. • The impact is minor positive.
SO19	TOWN & VILLAGE CENTRES					• The policy will enable the use of shopfront and advertisement design which have potential to positively impact the local character and distinctiveness of town and village centres, particularly within Conservation Areas or on Listed Buildings. This in turn is expected to create vibrant places for people who visit, with positive outcomes anticipated on footfall and activity as the vitality, vibrancy and viability of town and village centres. • The impact is minor positive.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No: DE4									Policy: Shop Fronts and Advertisements										
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• Applications for new and replacement shop fronts in Conservation Areas or on Listed Buildings will be required to provide robust justification due to the presumption against the loss of historic shopfronts. • Where justified, proposals for new and replacement shopfronts in Conservation Areas or on Listed Buildings will need to demonstrate that they have taken account of the traditional architectural detailing of adjacent and nearby historic shop fronts to ensure that the character and appearance of heritage assets are conserved and enhanced. • The use of canopies and blinds will only normally be accepted on those heritage assets where a historic precedent exists, they are on the shopfront, and they are of the traditional retractable type. • Within Conservation Areas or where there is an effect on a Heritage Asset, discreet externally illuminated signs may be acceptable but will generally only be permitted in exceptional circumstances, such as dispensing pharmacies for example. • The cumulative impact of advertisements on the character and appearance of the surrounding townscape and landscape, and impact on any heritage asset should be considered as part of any application. • The implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Historic Environment, Economy and Town Centres could also help to mitigate impacts.

Cumulative Impacts	Impacts are likely to be positive as the policy will ensure proposals for new and replacement shopfronts replicate the traditional approach to shop front design that respects the architectural style, character and form of the buildings or location to which they relate, and advertisements are sensitively designed and located and are not detrimental to the visual amenity of the buildings they are on or to the built environment, in particular the historic environment.
Summary	Major Positive Effects: **SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage** • The policy will contribute to the local character and distinctiveness of Wealden's towns and villages, particularly within Conservation Areas or on Listed Buildings. • The policy will ensure that proposals for new and replacement shopfronts replicate the traditional approach to shop front design that respects the architectural style, character and form of the buildings or location to which they relate, and advertisements that are sensitively designed and located and are not detrimental to the visual amenity of the buildings or area. • The policy provides guidance on how to conserve and enhance local character with respect to shop fronts and advertisements, which will ensure designs are acceptable for shop fronts and advertisements, particularly within Conservation Areas and on Listed Buildings. Minor Positive Effects: **SO18 Economy & Employment; and SO19 Town & Village Centres** • The policy will preserve the historic character and fabric of village and town centres through the installation of appropriate shopfronts within Conservation Areas and/or on a high number of Listed Buildings across the District. • The use of shopfront and advertisement design is also expected to create vibrant places for people who visit, to attract investment, open up opportunities for business growth and jobs, with positive outcomes anticipated on the local economy. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major / Minor Positive effect.