ECONOMY

EC1 Sustainable Economic Prosperity and Investment

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC1 Policy: Sustainable Economic Prosperity and Investment
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy ensures that major economic development proposals, including those strategic employment allocations identified at Policy SS 6, deliver environmental and climate change policy requirements. This is expected to include a positive approach to a Net Zero Wealden, opportunities to deliver sustainably constructed business premises that operate efficiently and provide sustainable modes of travel wherever possible. • The policy ensures proposals provide the appropriate infrastructure to support business growth and particularly seek to include EV charging points. • The policy requirements are expected to reduce the carbon emissions of businesses operating in Wealden, contributing to climate change mitigation. • The impact is major positive.
SO2	CLIMATE CHANGE ADAPTATION					• The policy ensures that major economic development proposals deliver sustainably constructed business premises using sustainable construction and design measures which will provide resilience to the effects of climate change. • The impact is major positive.
SO3	FLOOD RISK					• No significant impact.
SO4	WATER RESOURCES & QUALITY					• No significant impact.
SO5	SOIL, LAND & MINERALS					• The policy ensures proposals are well-designed and suitable for incorporating a range of unit sizes, and this could encourage the efficient use of land. • The impact is minor positive
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• The policy ensures that major economic development proposals deliver environmental and climate change policy requirements to provide a positive approach to a Net Zero Wealden, opportunities to deliver sustainably constructed business premises that operate efficiently, sustainable modes of travel and EV infrastructure wherever possible. • The policy requirements are expected to reduce the carbon emissions of businesses operating in Wealden, contributing to improved air quality across the District. • The impact is major positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC1 Policy: Sustainable Economic Prosperity and Investment
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• Proposals should ensure that major economic development proposals, including those strategic employment allocations identified at Policy SS6, deliver environmental and climate change policy requirements including providing for sustainable modes of travel wherever possible. • The policy supports the creation of a safe, attractive, accessible and high-quality environment, taking opportunities to improve connectivity within settlements through cycle/pedestrian infrastructure improvements. • The policy is likely to offer opportunities for green infrastructure to be incorporated in the design of business premises. • The impact is minor positive.
SO9	BIODIVERSITY					• Proposals should ensure that major economic development proposals, including those strategic employment allocations identified at Policy SS6, deliver environmental and climate change policy requirements • The policy is likely to offer opportunities for securing biodiversity net gain as part of the design of business premises. • The impact is minor positive.
SO10	LANDSCAPE & TOWNSCAPE					• Proposals should support the creation of a safe, attractive, accessible and high-quality environment, taking opportunities to improve connectivity within settlements through cycle/pedestrian infrastructure improvements. • Proposals should be well-designed, suitable for incorporating a range of unit sizes and flexible in terms of its operation and use, which could offer opportunities to protect and enhance the District's valued landscape features, characteristics and important views, making Wealden an attractive place to live and visit. • The impact is minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• Proposals should support the creation of a safe, attractive, accessible and high-quality environment, taking opportunities to improve connectivity within settlements. • Proposals should be well-designed, suitable for incorporating a range of unit sizes and flexible in terms of its operation and use, and this could offer opportunities for protecting and enhancing the District's natural heritage, making Wealden an attractive place to live and visit. • The impact is minor positive
SO12	DIGITAL INFRASTRUCTURE					• Proposals should provide the appropriate infrastructure to support business growth and support digital infrastructure improvements, including fibre broadband and 5G. This is expected to improve digital infrastructure and broadband coverage, including mobile phone connectivity and services. • Where there will be a requirement to secure additional infrastructure to support proposals, then the Council will consider the use of either planning obligations or planning conditions. • The impact is major positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC1 Policy: Sustainable Economic Prosperity and Investment
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					Proposals should support the creation of a safe, attractive, accessible and high-quality environment, taking opportunities to improve connectivity within settlements through cycle/pedestrian infrastructure improvements. This is expected to reduce the need to travel by private car and will promote the use of sustainable and active travel modes. • Where there will be a requirement to secure additional infrastructure to support proposals then the Council will consider the use of either planning obligations or planning conditions. • The impact is major positive.
SO14	HOUSING					• The policy supports economic development proposals, growth in high-skilled jobs, and tourism that contributes towards the delivery of economic prosperity in the District and could contribute positively to the delivery of new homes. • The impact is minor positive.
SO15	HEALTH & WELLBEING					• The policy supports economic development proposals, address identified local skills shortages and support local employment, skills and education, and this is expected to have a positive impact on health and wellbeing, as employment and income are key determinants of health. • The policy expects sustainable economic development to deliver tourism facilities and visitor accommodation, which will enhance the attractiveness of the District and contribute to Wealden remaining a high-quality destination to stay and visit. • The impact is minor positive
SO16	QUALITY OF LIFE & PLACE					• For economic development to be sustainable, the policy will expect proposals to be well-designed, suitable for incorporating a range of unit sizes and flexible in terms of its operation and use, and this could contribute to quality of place. • The policy could also enhance quality of life as the policy will result in creating places and spaces for residents and visitors to stay and enjoy/visit. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• The policy supports economic development proposals, growth in high-skilled jobs and tourism which will contribute towards the delivery of economic prosperity in the District. Such growth will provide opportunities for residents to work locally and reduce the need to commute out of the District. • The policy also takes a positive approach to the formation of small start-up businesses, as well as supporting new ways of working following the Covid-19 pandemic, such as home working. • The policy provides scope for greater employment diversity across the District, helping to maximise income, which will promote social equality for all and address issues of deprivation/poverty • The impact is major positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC1 Policy: Sustainable Economic Prosperity and Investment
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The policy supports economic development proposals, growth in high-skilled jobs and tourism which will contribute towards the delivery of economic prosperity in the District. Such growth will provide opportunities for residents to work locally and reduce the need to commute out of the District, • Proposals are supported for new employment premises/floorspace or the redevelopment, conversion, upgrading, intensification or reconfiguration of employment premises or floorspace on existing business sites, where this will lead to an improvement of employment provision, jobs and/or assist to meet the needs of modern business standards. • The policy requires economic development proposals to take a positive approach to the formation of small start-up businesses, as well as supporting new ways of working following the Covid-19 pandemic, such as home working. • The policy supports the delivery of tourism facilities and visitor accommodation that enhance the attractiveness of the District and contribute to Wealden remaining a high-quality destination to stay and visit. • The impact is major positive.
SO19	TOWN & VILLAGE CENTRES					• The policy ensures Wealden's town centres adapt to contemporary needs, providing a place for residents and visitors to enjoy and maximising income for businesses, which will support the long-term vitality and viability of town centres across the District. • The impact is major positive.
SO20	EDUCATION & SKILLS					• The policy ensures that major economic development proposals, including those strategic employment allocations identified at Policy SS6, demonstrate how they will contribute to addressing identified local skills shortages and support local employment, skills and education. This is expected to support the existing and future workforce with their skills and education. • Where relevant, the Council will also use planning obligations to secure support for local employment, skills and education. • The impact is major positive.

SUMMARY OF RESULTS	Policy No: EC1																			
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	• Where there will be a requirement to secure additional infrastructure to support proposals then the Council will consider the use of either planning obligations or planning conditions. • Where relevant, the Council will also use planning obligations to secure support for local employment, skills and education. • The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Historic Environment, Housing, Spatial Strategy, Infrastructure, Town Centres and Economy could also help to mitigate impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy aims to attract and promote inward investment, facilitate higher value employment development, helping to support the existing and future workforce with their skills and education, and will enable effective partnership working to secure key supporting infrastructure, including rolling out full fibre and 5G infrastructure, ensure the District's town centres and visitor offer align with its target markets and can be maintained, and to support existing businesses to become Net Zero.
Summary	Major Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO7 Pollution; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centres**; **SO20 Education & Skills**

	• The policy seeks to reduce carbon emissions of businesses operating in Wealden's economy, maintain a resilient and growing business base by attracting and promoting inward investment, facilitate the provision of jobs to help support the existing and future workforce with their skills and education, encourage partnership working to secure key supporting infrastructure including rolling out full fibre and 5G infrastructure and ensure the District's town centres and visitor offer align with its target markets and can be maintained. • The policy has been informed by the Employment and Economic Study for Eastbourne and Wealden (2022) and national policy (the NPPF). The policy supports economic development proposals, addresses identified local skills shortages and supports local employment, skills and education, which is expected to have a positive impact for the District. • The policy ensures sustainable economic development delivers tourism facilities and visitor accommodation which will enhance the attractiveness of the District and contribute to Wealden remaining a high-quality destination to stay and visit. The policy ensures prosperity in all forms is supported through the retention of existing businesses within the District and the further expansion of floorspace needed to support business growth. Minor Positive Effects: **SO5 Soil, Land & Minerals; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO16 Quality of Life and Place;** • The policy ensures sustainable economic development is well-designed and suitable for incorporating a range of unit sizes and flexible in terms of its operation and use, whilst safeguarding the District's unique built and natural heritage that makes Wealden an attractive place to live and visit. No Significant Effects: **SO3 Flood risk; SO4 Water resources/quality**; **and SO6 Waste** Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major Positive effect

EC2 Strategic Employment Sites

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC2 Policy: Strategic Employment Sites
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy safeguards existing strategic employment sites, premises and floorspace, which are generally in the District's most accessible and sustainable locations, predominantly within or adjacent to the District's main towns. The policy is expected to have positive impacts on greenhouse gas emissions and climate change mitigation as it will encourage the use of sustainable and active travel modes. • It is recognised that trade counters within existing sites can account for significant vehicular movements within an existing site. Trade counters will therefore only be supported where they are a clear subsidiary and a 'de minimus' feature of the primary use of the unit, where only a small quantum of trade counter use is proposed and where there is no adverse effect on the employment and / or neighbouring area, as a consequence of the trade counter. • The impact is minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• No significant impact.
SO4	WATER RESOURCES & QUALITY					• No significant impact.
SO5	SOIL, LAND & MINERALS					• The policy supports proposals for the redevelopment of a site/building/premises for an employment use (i.e. E(g), B2 and B8) within Strategic Employment Sites where it does not result in the overall loss of employment floorspace. • This is expected to reduce the use of greenfield land for economic development, and could also reduce the amount of derelict, underused and vacant land, and promote the re-use of buildings, resulting in efficient use of land. • The impact is major positive.
SO6	WASTE					• The retention and use of existing strategic employment allocations is likely to have positive impacts on this SA Objective, as construction waste is expected to be reduced through the repurposing of existing buildings. • The impact is minor positive.
SO7	POLLUTION					• The policy safeguards existing strategic employment sites, premises and floorspace, which are generally in the District's most accessible and sustainable locations. This is expected to positively impact air quality as local people shift towards sustainable and active travel choices and the need to travel by private car is reduced.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC2 Policy: Strategic Employment Sites
		S	M	L	Overall	Commentary
						• It is recognised that trade counters within existing sites can account for significant vehicular movements within an existing site. Trade counters will therefore only be supported where they are a clear subsidiary and a 'de minimus' feature of the primary use of the unit, where only a small quantum of trade counter use is proposed and where there is no adverse effect on the employment and / or neighbouring area, as a consequence of the trade counter. • The impact is minor positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact.
SO9	BIODIVERSITY					• No significant impact.
SO10	LANDSCAPE & TOWNSCAPE					• No significant impact.
SO11	HISTORIC & CULTURAL HERITAGE					• No significant impact.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy promotes the use of existing strategic employment sites, premises and floorspace, which are generally in the District's most accessible and sustainable locations, and this will result in positive impacts as more people take up sustainable and active travel modes such as walking and cycling to access these sites. • It is recognised that trade counters within existing sites can account for significant vehicular movements within an existing site. Trade counters will therefore only be supported where they are a clear subsidiary and a 'de minimus' feature of the primary use of the unit, where only a small quantum of trade counter use is proposed and where there is no adverse effect on the employment and / or neighbouring area, as a consequence of the trade counter. • The intensification of existing sites could also result in improvements to sustainable transport options as demand increases. • The impact is minor positive
SO14	HOUSING					• The policy safeguards existing strategic employment sites, premises and floorspace against loss to other non-employment uses, including housing. • The retention of employment sites in the District during the plan period is crucial given the substantial employment need. • The policy is likely to have a positive impact for the local economy through the retention of jobs, which can have a positive impact for the supply of housing and services.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC2 Policy: Strategic Employment Sites
		S	M	L	Overall	Commentary
						• The impact is minor positive.
SO15	HEALTH & WELLBEING					• The policy supports proposals where they do not result in the overall loss of employment floorspace, or where the loss leads to an improvement of employment provision, jobs and/or assist to meet the needs of modern business standards. • Positive impacts are expected for health and wellbeing as the policy will safeguard existing strategic employment sites and/or prevent loss of employment floorspace which would provide employment opportunities and jobs, helping to support the existing and future workforce with their skills and education, as well as income, all important determinants of health and wellbeing. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• Quality of life will be enhanced as the policy will enable the provision and availability of employment opportunities and jobs which will in turn improve economic prosperity. • The policy safeguards existing strategic employment sites, premises and floorspace and the intensification of employment uses within the boundary of these Strategic Employment Sites. • Redevelopment of sites is also supported where it does not result in the overall loss of employment floorspace, or where the loss leads to an improvement of employment provision, jobs and/or assist to meet the needs of modern business standards. • The policy could help create a safe, attractive, accessible and high-quality environment, contributing towards quality of life and place, and community cohesion. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• The policy safeguards existing strategic employment sites, premises and floorspace and the intensification of employment uses within the boundary of these Strategic Employment Sites. • Redevelopment of sites is also supported where it does not result in the overall loss of employment floorspace, or where the loss leads to an improvement of employment provision, jobs and/or assist to meet the needs of modern business standards. • The policy seeks to protect the provision of jobs, which should help address issues of deprivation/poverty. • The impact is minor positive.
SO18	ECONOMY & EMPLOYMENT					• The policy safeguards and restricts uses at the identified existing strategic employment sites to use classes E(g), B2 and B8 within the boundaries shown on the Policies Map. This will open up opportunities for the defined uses at the identified existing strategic employment sites, premises and floorspace to grow and expand, providing additional local jobs as well as supporting the workforce with their skills.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC2 Policy: Strategic Employment Sites
		S	M	L	Overall	Commentary
						• The policy supports proposals for the intensification of employment uses (i.e. E(g), B2 and B8) within the boundary of these Strategic Employment Sites, as shown in the Policies Map, provided it is in accordance with other development plan policies. • Proposals for the redevelopment of a site/building/premises for an employment use (i.e. E(g), B2 and B8) within Strategic Employment Sites will be supported where it does not result in the overall loss of employment floorspace, or where the loss leads to an improvement of employment provision, jobs and/or assist to meet the needs of modern business standards. The policy safeguards existing strategic employment sites, premises and floorspace against loss to other non-employment uses, unless the loss is justified and complies with the requirements of Policy EC8: The Retention of Sites in Economic or Tourism Uses in the emerging Local Plan. • Trade counters in strategic employment sites will only be supported where they are clearly subsidiary and a 'de-minimus' feature of the primary use of the unit, where only a small quantum of trade counter use is proposed and where there is no adverse effect on the employment and / or neighbouring area, as a consequence of the trade counter. • The impact is major positive.
SO19	TOWN & VILLAGE CENTRES					• The policy safeguards existing strategic employment sites, premises and floorspace for 'main town centre use' (including offices) which are predominantly within or adjacent to the District's main towns. Safeguarding existing strategic employment sites for proposals for 'main town centre use' is expected to revitalise and maintain the town centres if they comply with Policy TC2 (Sequential and Local Impact Test), contributing to their long-term vitality and viability. • The impact is minor positive.
SO20	EDUCATION & SKILLS					• The policy provides opportunities for the defined uses at the identified existing strategic employment sites, premises and floorspace, to grow and expand, providing additional local jobs, supporting the workforce with their skills as well as offering opportunities for apprenticeships and vocational training. • The impact is major positive.

SUMMARY OF RESULTS	Policy No: EC2				Policy: Strategic Employment Sites															
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	• The loss of employment uses (i.e. E(g), B2 and B8) within strategic employment sites will need to be justified and comply with the requirements of Policy EC8: The Retention of Sites in Economic or Tourism Uses of the emerging Local Plan and must be accompanied by details of a comprehensive marketing strategy (over an 18-month period) and a financial appraisal of the site which demonstrates the continued use of the site for employment uses is no longer viable at the planning application stage. • Proposals for 'main town centre use', including offices, will need to comply with Policy TC2 (Sequential and Local Impact Test). Proposals for alternative non-employment uses (including sui generis uses) will only be supported where it meets the requirements of Policy EC8: The Retention of Sites in Economic and Tourism Uses of this Local Plan, and the alternative use supports the integrity and function of the employment site. • Proposals for other employment generating uses that fall under the 'sui generis' use class (that in effect, do not fall into any specific category in the Use Class Order) will not be supported in these defined strategic employment areas. Where trade counters are clearly subsidiary and a 'de-minimus' feature of the primary use of the unit, proposals will continue to be supported on strategic employment sites

	subject to the criteria within the policy. The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Housing, Spatial Strategy, Infrastructure, Town Centres and Economy could also address impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure that all defined employment uses (i.e. E(g), B2 and B8) within the strategic employment sites are retained for employment uses and safeguarded from loss through Policy EC8: The Retention of Sites in Economic or Tourism uses.
Summary	Major Positive Effects: **SO5 Soil, Land & Minerals; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO17 Social Deprivation; and SO18 Economy & Employment; and SO20 Education & Skills** • The policy will ensure the retention and protection of the District's existing strategic employment sites for their core purpose (i.e. employment uses). • The policy has been informed by The Council's Economic Development Strategy 2023, the Employment and Economic Study for Eastbourne and Wealden (2022), the Land & Premises Supply Study for East Sussex (2020) and national policy (the NPPF). • The policy will ensure that only the defined employment uses (i.e. E(g), B2 and B8) will be supported within the District's existing strategic employment sites, subject to other planning policy considerations within this Local Plan. Most of existing strategic employment sites that are suitable for protection for employment uses that are located in various parts of the District, but predominantly within or adjacent to the district's main towns, including Uckfield, Polegate, Crowborough, Uckfield and Heathfield, which will encourage the use of sustainable modes of travel which is likely to promote healthy lifestyles. • The improvement, expansion, intensification, reconfiguration and most importantly, retention of existing strategic employment sites across the District will help to deliver the Council's Economic Development Strategy (2023) and will provide certainty for the District's significant employment need to be met during the plan period. • The policy will provide opportunities for the defined uses at the identified existing strategic employment sites, premises and floorspace, to grow and expand, providing additional local jobs, supporting the workforce with their skills as well as offering opportunities for apprenticeships and vocational training. The retention of employment sites in the District during the plan period is crucial given the substantial employment need. Minor Positive Effects: **SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO14 Housing; SO16 Quality of Life and Place; and SO19 Town & Village Centres** • The policy will ensure existing strategic employment sites, premises and floorspace, which are generally in the District's most accessible and sustainable locations, predominantly within or adjacent to the District's main towns and will therefore encourage the use of sustainable and active transport modes, which will have positive impacts on carbon emissions, contributing to climate change mitigation and improved air quality. • The intensification of employment uses (i.e. E(g), B2 and B8) within the boundary of these Strategic Employment Sites, as shown in the Policies Map, could help create a safe, attractive, accessible and high-quality environment, contributing towards quality of life and place, and community cohesion. • Safeguarding existing strategic employment sites, premises and floorspace for 'main town centre use' (including offices) is expected to revitalise and maintain the town centres if they comply with Policy TC2 (Sequential and Local Impact Test), contributing to their long-term vitality and viability and the delivery of houses and services. No Significant Effects: **SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; O8 Green & Blue Infrastructure;SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure;** 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.

EC3 Retention and Loss of Non-Strategic Employment Sites, Premises or Floorspace

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC3 Policy: Retention and/Loss of Non – Strategic Employment Sites, Premises or Floorspace
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The retention of existing non-strategic employment sites, premises and floorspace is expected to have positive impacts on greenhouse gas emissions and in turn climate change mitigation as their location should facilitate sustainable and active travel modes, reduce out commuting and car travel. • Proposals for the loss of employment use will only be permitted where the site is not appropriate for the continuation of its present use, or any other employment use, due to a significant detriment to the environment or amenity of the area. • The impact is minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• No significant impact.
SO4	WATER RESOURCES & QUALITY					• No significant impact.
SO5	SOIL, LAND & MINERALS					• The policy will ensure the retention or protection of existing non-strategic employment sites, premises and floorspace, in both urban and rural areas. This is expected to prioritise the use of brownfield land for employment development, and could reduce the amount of derelict, underused and vacant land, and promote the re-use of buildings, resulting in efficient use of land. • The impact is major positive.
SO6	WASTE					• The retention of existing non-strategic employment sites, premises and floorspace is likely to have positive impacts, as construction waste is expected to be reduced through the repurposing of existing buildings. • The impact is minor positive.
SO7	POLLUTION					• The retention of existing non-strategic employment sites, premises and floorspace is expected to have positive impacts on greenhouse gas emissions and in turn pollution as their location should facilitate sustainable and active travel modes, reduce out commuting and car travel.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC3 Policy: Retention and/Loss of Non – Strategic Employment Sites, Premises or Floorspace
		S	M	L	Overall	Commentary
						• Proposals for the loss of employment use will only be permitted where the site is not appropriate for the continuation of its present use, or any other employment use, due to a significant detriment to the environment or amenity of the area. • The impact is minor positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact.
SO9	BIODIVERSITY					• No significant impact.
SO10	LANDSCAPE & TOWNSCAPE					• No significant impact.
SO11	HISTORIC & CULTURAL HERITAGE					• No significant impact
SO12	DIGITAL INFRASTRUCTURE					• No significant impact
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The retention of existing non-strategic employment sites, premises and floorspace is expected to have positive impacts as their location should facilitate sustainable and active travel modes, reduce out commuting and car travel. • Proposals for the loss of employment use will only be permitted where the site is not appropriate for the continuation of its present use, or any other employment use, due to a significant detriment to the environment or amenity of the area. • The impact is minor positive.
SO14	HOUSING					• The Employment and Economic Study (April 2022) provides strong justification to retain and protect the District's supply of employment sites, both urban and rural, which will support job provision and the retention of local jobs. • The retention of jobs can have a positive impact for the supply of housing and services. • Proposals for the loss of employment use will only be permitted where the site is not appropriate for the continuation of its present use, or any other employment use, due to a significant detriment to the environment or amenity of the area. • The impact is minor positive.
SO15	HEALTH & WELLBEING					• Positive impacts are expected for health and wellbeing as the policy supports a range of employment stock, safeguards existing employment uses and provides opportunities for jobs

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC3 Policy: Retention and/Loss of Non – Strategic Employment Sites, Premises or Floorspace
		S	M	L	Overall	Commentary
						and employment which is linked to job security, skills acquisition, income generation and economic prosperity. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy safeguards existing non-strategic employment sites, premises and floorspace, which could help create a safe, attractive, accessible and high-quality environment, contributing towards quality of life and place, and community cohesion. • Proposals for the loss of employment use will only be permitted where the site is not appropriate for the continuation of its present use, or any other employment use, due to a significant detriment to the environment or amenity of the area. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• The Employment and Economic Study (April 2022) provides strong justification to retain and protect the District's supply of employment sites, both urban and rural, which will support job provision and the retention of local jobs. • The protection and provision of jobs should help address issues of deprivation/poverty. • The impact is minor positive.
SO18	ECONOMY & EMPLOYMENT					• The Employment and Economic Study (April 2022) provides strong justification to retain and protect the District's supply of employment sites, both urban and rural, which will support job provision and the retention of local jobs. • Positive impacts are expected on the local economy as the policy seeks to safeguard existing non - strategic employment sites, premises and floorspace against loss to other non-employment uses. • The retention of existing non - strategic employment sites, premises and floorspace will contribute to the existing employment stock, offer a range of employment uses and opportunities, which in turn will attract different rental values and help to support balanced and sustainable communities and provide employment opportunities to a range of skill levels. • Proposals for the loss of employment use will only be permitted where there are no strong economic reasons to retain the site, premises or floorspace; the proposal would result in economic benefits including generating an equivalent number of, or an increase in jobs; the site is not appropriate for the continuation of its present use, or any other employment use, due to a significant detriment to the environment or amenity of the area; the new proposal would not be detrimental to the function or operation of the wider site; and sufficient parking is provided • The impact is major positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC3 Policy: Retention and/Loss of Non – Strategic Employment Sites, Premises or Floorspace
		S	M	L	Overall	Commentary
SO19	TOWN & VILLAGE CENTRES					• The policy safeguards existing non-strategic employment sites, premises and floorspace for 'main town centre use' such as offices, and this is expected to revitalise and maintain the town centres, contributing to their long-term vitality and viability. • Only where it is sufficiently evidenced that a site is no longer viable or suitable for economic uses under Policy EC8: The Retention of Sites in Economic or Tourism Uses, will alternative non-employment uses be considered. • Proposals for the loss of employment use will only be permitted where there are no strong economic reasons to retain the site, premises or floorspace; the proposal would result in economic benefits including generating an equivalent number of, or an increase in jobs; the site is not appropriate for the continuation of its present use, or any other employment use, due to a significant detriment to the environment or amenity of the area; the new proposal would not be detrimental to the function or operation of the wider site; and sufficient parking is provided • The impact is major positive.
SO20	EDUCATION & SKILLS					• The policy will provide opportunities for business growth and expansion at existing non-strategic employment sites, premises and floorspace, which should retain or provide additional local jobs, support the workforce with their skills and offer opportunities for apprenticeships and vocational training. The impact is minor positive.

SUMMARY OF RESULTS	Policy No: EC3				Policy: Retention and/Loss of Non – Strategic Employment Sites, Premises or Floorspace															
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	• All proposals for the loss or redevelopment of non-strategic employment sites and premises should accord with the criteria set out in the policy. The level and scale of evidence required will depend upon the scale and location of the proposal. The loss of employment floorspace to an alternative non-employment use will not normally be supported. • Alternative non-employment uses will be considered only where it is sufficiently evidenced that a site is no longer viable or suitable for economic uses under Policy EC8: The Retention of Sites in Economic or Tourism Uses. • In some circumstances where it is known that the continuation of an employment use on a site may be inappropriate due, for example, to an existing conflict with or affecting a neighbouring use (i.e. residential amenity), an unsafe vehicle access for the existing employment use, and/or increased HGV usage along the rural road network, the applicant will be required to demonstrate that the loss of employment land is justified for those reasons. • The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Housing, the Spatial Strategy, Infrastructure, Town Centres and Economy could also mitigate impacts.

Cumulative Impacts	Impacts are likely to be positive as the policy will ensure the retention and growth of non-strategic sites in both urban and rural locations to help the District meet its economic objectives by supporting job provision that includes the retention of local jobs, and also help support other objectives of the emerging Local Plan, such as reducing car travel and out commuting from the District.
Summary	Major Positive Effects: **SO5 Soil, Land & Minerals; SO18 Economy & Employment; and SO19 Town & Village Centres** • The policy ensures non-strategic employment uses are retained in all parts of the District. The policy has been informed by the Employment and Economic Study (April 2022) which provides strong justification to retain and protect the District's supply of employment sites, both urban and rural areas. • The policy ensures non-strategic employment uses are retained and this will promote the efficient use of land. The retention of existing non-strategic employment sites, premises and floorspace will contribute to the existing employment stock, offer a range of employment uses and opportunities and provide employment opportunities to support balanced and sustainable communities. • The policy will safeguard existing non-strategic employment sites, premises and floorspace for 'main town centre use' such as offices, and this is expected to revitalise and maintain the town centres, contributing to their long-term vitality and viability. • Alternative non-employment uses will only be considered where it is sufficiently evidenced that a site is no longer viable or suitable for economic uses under Policy EC8: The Retention of Sites in Economic or Tourism Uses. • Proposals for the loss of employment use will only be permitted where there are no strong economic reasons to retain the site, premises or floorspace; the proposal would result in economic benefits including generating an equivalent number of, or an increase in jobs; the site is not appropriate for the continuation of its present use, or any other employment use, due to a significant detriment to the environment or amenity of the area; the new proposal would not be detrimental to the function or operation of the wider site; and sufficient parking is provided. Minor Positive Effects: **SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO13 Travel & Accessibility; SO14 Housing; SO16 Quality of Life and Place; SO15 Health & Wellbeing; SO17 Social Deprivation; and SO20 Education & Skills** • The policy will result in carbon reductions particularly in urban areas as urban locations are sustainable and easily accessed by sustainable and active transport modes, which will positively impact air quality and climate change mitigation. • The policy will safeguard existing non-strategic employment sites, premises and floorspace, and this could help create a safe, attractive, accessible and high-quality environment, contributing towards quality of life and place, and community cohesion. • The retention of existing non-strategic employment sites, premises and floorspace could also reduce construction waste due to the repurposing of existing buildings. • The retention of jobs can have a positive impact for the supply of housing and services. No Significant Effects: **SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; O8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure** Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

EC4 Rural Economy

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC4 Policy: Rural Economy
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy supports proposals for economic development outside development boundaries, as defined on the Policies Map, where they deliver new EV charging points at the premises and where the location is considered sustainable in terms of accessibility. • Proposals for the purpose of assisting farms modernise and/or adapt to climate change will be supported in principle subject to other policies within the Plan. • The policy is expected to have positive impacts as the measures will help to minimise greenhouse gas emissions and address climate change. • The impact is minor positive
SO2	CLIMATE CHANGE ADAPTATION					• The policy will support proposals for economic development in rural areas to adapt to climate change, subject to other policies within the plan. • The impact is major positive.
SO3	FLOOD RISK					• No significant impact
SO4	WATER RESOURCES & QUALITY					• No significant impact
SO5	SOIL, LAND & MINERALS					• The policy supports proposals for the conversion, re-use and/or adaptation of existing rural buildings for business use outside of development boundaries where the proposal makes an efficient and viable use of a redundant or disused building, including the optimal viable use of a heritage asset where applicable. • Where a proposal for agricultural, forestry, horticultural and other rural based land use cannot be accommodated within an existing building, the policy will support proposals where previously developed land is considered in the first instance for the new building. • This is expected to reduce the use of greenfield land for employment development, and would promote the re-use of buildings, resulting in efficient use of land. • The impact is major positive.
SO6	WASTE					• No significant impact
SO7	POLLUTION					• The policy supports proposals for economic development outside development boundaries, as defined on the Policies Map, where they deliver new EV charging points at the premises and where the location is considered sustainable in terms of accessibility • The policy also supports proposals where the proposal would not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC4 Policy: Rural Economy
		S	M	L	Overall	Commentary
						• The policy is expected to have a positive impact for air quality as it encourages sustainable and active travel modes and minimises an increase in road traffic and congestion. • The impact is major positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact.
SO9	BIODIVERSITY					• No significant impact.
SO10	LANDSCAPE & TOWNSCAPE					• The policy requires proposals to be of a scale that is consistent with the proposed use and its rural character and location, contributing to the protection and enhancement of the local character. • The policy supports proposals for conversion, re-use and/or adaptation of existing rural buildings for business outside of development boundaries where there is no impact on local amenity and landscape character, there is an enhancement to the immediate setting and the curtilage of the building is restricted to facilitate the requirements of the employment use only. • Proposals for agricultural, forestry, horticultural and other rural based land development are supported where the siting, design and external appearance of the development is designed to meet the needs of the rural business, respecting local rural distinctiveness, traditional farmstead groupings and is appropriately located to existing buildings. • The design and location of the building should relate well to the intended rural use and reflect the functional need of the rural use and not have an intrusive impact on the wider landscape it sits within, particularly where a new building is sited within or adjoining designated landscapes. • The impact is major positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy supports proposals for conversion, re-use and/or adaptation of existing rural buildings for business outside of development boundaries where there is no impact on heritage assets and their setting. • The policy will ensure the District's natural heritage is protected and enhanced. • The impact is major positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC4 Policy: Rural Economy
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy supports proposals for economic development outside development boundaries, as defined on the Policies Map, where they deliver new EV charging points at the premises and where the location is considered sustainable in terms of accessibility. • The policy also supports proposals where the proposal would not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal. • The policy is expected to have a positive impact as it encourages sustainable and active travel modes, and minimises an increase in road traffic and congestion, which should improve highway safety and create safer routes and permeability for both pedestrians and cyclists. • The impact is major positive.
SO14	HOUSING					• No significant impact.
SO15	HEALTH & WELLBEING					• Positive impacts are expected for health and wellbeing as the policy supports the growth of the rural economy and provides opportunities for jobs and employment, which are important determinants of health and wellbeing. • The policy will also support proposals for economic development outside development boundaries, as defined on the Policies Map, where the location is considered sustainable in terms of accessibility and this will facilitate the use of sustainable and active travel modes, such as walking and cycling which would promote healthy lifestyles. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy supports proposals for economic development outside development boundaries, as defined on the Policies Map, where they enhance local employment opportunities, which is expected to further enhance quality of life. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• The policy supports proposals for economic development outside development boundaries, as defined on the Policies Map, where they enhance local employment opportunities, which could address issues of deprivation /poverty. • The impact is minor positive.
SO18	ECONOMY & EMPLOYMENT					• The Employment and Economic Study (2022) shows that Wealden has a strong rural economy, providing a range of economic uses and jobs and confirms the importance of the rural economy for the District. • The policy provides criteria to support the growth of the rural economy whilst also ensuring that development is appropriate in relation to its location, scale and design.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC4 Policy: Rural Economy
		S	M	L	Overall	Commentary
						• The policy enables proposals that support the economy, including rural diversification schemes, the conversion of rural buildings to alternative uses and development associated with agriculture and forestry to support the growth of the District's rural economy. • The policy supports proposals for economic development outside development boundaries, as defined on the Policies Map, where they enhance local employment opportunities, which is expected to reduce the number of workers out commuting to access employment opportunities. • Positive impacts are expected overall as the policy will support the growth and expansion of all types of business and enterprise in rural areas. • The impact is major positive.
SO19	TOWN & VILLAGE CENTRES					• Positive impacts are expected for village centres as proposals for economic development outside development boundaries will support sustainable growth and expansion of all types of businesses and enterprises in rural areas, including village centres, and would provide local jobs and offer opportunities for skills to be acquired, contributing to the long-term vitality and viability of those village centres. • The impact is minor positive.
SO20	EDUCATION & SKILLS					• The policy supports proposals for economic development outside development boundaries, as defined on the Policies Map, where they enhance local employment opportunities, and this is expected to help local people acquire skills and training. • The impact is minor positive.

SUMMARY OF RESULTS	Policy No: EC4																			
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	• Under Part 1 criteria (iv), the proposed development should not prejudice the continued, principal rural use of the holding which should be demonstrated through the submission of a diversification/farm business plan as part of the planning application. • In relation to the conversion or re-use of existing rural buildings, under Part 2, criteria (i) evidence may need to be submitted in the form of an independent structural survey and additional drawings. • The Council will also consider removing permitted development rights for any new buildings brought forward through rural diversification schemes, to protect against subsequent changes to the building (in terms of its use or scale) that may result in negative impacts for the agricultural holding/rural enterprise. • Where appropriate, planning conditions will be imposed to remove permitted development rights for alterations and/or extensions to the building and the erection of other ancillary buildings, fencing within the curtilage of the building. Where a new agricultural building is proposed, the applicant will be expected to consider the entirety of their holding and locate the building in an area that is not prominent within the landscape (particularly in the High WealdNational landscape) to ensure landscape character is conserved where possible. In cases where the proposal involves the removal of derelict/vacant building on site, where a new building is proposed, then the Council may consider the use of planning conditions attached to that planning permission to remove those buildings (or as last resort, a legal

	agreement).The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Spatial Strategy, Infrastructure, Town Centres and Economy could also address impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy supports the growth of our rural economy whilst also ensuring that development is appropriate in relation to its location, scale and design, limiting any adverse impact upon the natural environment, landscape character or the function of the countryside and the economic use on our rural roads as well as sustainability.
Summary	Major Positive Effects: **SO2 Climate Change Adaptation; SO5 Soil, Land & Minerals; SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO13 Travel & Accessibility; SO18 Economy & Employment.** • The policy provides the criteria for proposals for economic development schemes in rural areas, the conversion of rural buildings to alternative employment/business uses and the proposals for new rural buildings. • The policy has been informed by the Employment and Economic Study (April 2022), which shows that Wealden has a strong rural economy, providing a range of economic uses and jobs and confirms the importance of the rural economy for the District. • The policy ensures that proposals for economic development outside development boundaries support the economy, including rural diversification schemes, the conversion of rural buildings to alternative uses and through supporting development associated with agriculture and forestry to support the growth of the District's rural economy. • The policy will enable local employment opportunities and contribute to skills acquisition, reducing the number of workers out commuting to access employment opportunities and ensure proposals included EV charging points and come forward in locations considered sustainable in terms of accessibility to encourage a shift towards sustainable and active travel choice. Positive outcomes are expected for pollution and climate change mitigation. • Proposals will be supported for adaptation to climate change, subject to other policies within the plan and for the conversion, re-use and/or adaptation of existing rural buildings for business use outside of development boundaries to make efficient and viable use of redundant or disused buildings. Minor Positive Effects: **SO1 Climate Change Mitigation; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO19 Town & Village Centres; SO20 Education & Skills** as the policy is likely to offer some degree of protection for ecological networks/green infrastructure and biodiversity by supporting proposals for the conversion, re-use and/or adaptation of existing rural buildings for business use. The policy will ensure proposals for economic development outside development boundaries enhance local employment opportunities, which could address issues of deprivation /poverty and will enhance quality of life. No Significant Effects: **SO3 Flood risk; SO4 Water resources/quality; SO6 Waste; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO14 Housing** Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major Positive effect.

EC5 Equestrian Development

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC5 Policy: Equestrian Development
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• No significant impact
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact
SO3	FLOOD RISK					• The policy supports proposals for equestrian facilities, including any ancillary buildings or structures where the design of the development incorporates a drainage system that provides for the suitable disposal of surface water drainage, and this is expected to reduce the risk of flooding. • The impact is minor positive.
SO4	WATER RESOURCES & QUALITY					• The policy supports proposals for equestrian facilities, including any ancillary buildings or structures where the design of the development incorporates a drainage system that provides for the suitable disposal of foul and surface water drainage, including animal waste. • This is also expected to protect the quality of water resources. • The impact is minor positive.
SO5	SOIL, LAND & MINERALS					• The policy requires proposals for equestrian facilities, including any ancillary buildings or structures to demonstrate that the re-use of existing buildings on sites for equestrian use is not appropriate, before new or replacement buildings are considered, and this is likely to encourage the efficient use of land. • The policy ensures proposals do not involve any changes in land levels by raising, excavation or other engineering works and this is expected to minimise soil disturbance compaction and erosion. • The impact is minor positive.
SO6	WASTE					• The policy supports proposals for equestrian facilities, including any ancillary buildings or structures where the design of the development incorporates a drainage system that provides for the suitable disposal of foul and surface water drainage, including animal waste. • The impact is minor positive.
SO7	POLLUTION					• The policy supports proposals for equestrian facilities, including any ancillary buildings or structures where any outdoor lighting/floodlighting is designed to avoid a detrimental impact on visual or residential amenity, wildlife or highway safety, but allows the safe operation of activities on site. This is of particular importance within or adjacent to the High Weald National Landscape or adjacent to the SDNP, or in areas identified as having 'dark skies'.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC5 Policy: Equestrian Development
		S	M	L	Overall	Commentary
						• Proposals for outdoor lighting schemes will need to consider Policy NE10: Light pollution and dark skies. • Support is given where proposals do not generate traffic of a type or amount inappropriate for the rural roads affected, which is likely to minimise road traffic and congestion with positive impacts expected on air and noise pollution. • The impact is major positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact
SO9	BIODIVERSITY					• No significant impact
SO10	LANDSCAPE & TOWNSCAPE					• The policy supports proposals for equestrian facilities, including any ancillary buildings or structures where it can be demonstrated that the new buildings/facilities are required and that are of an appropriate scale to their landscape setting and, where feasible, closely related to existing buildings. • The policy ensures proposals do not involve any changes in land levels by raising, excavation or other engineering works, which would be harmful to the landscape character of the area. • The Council will remove the permitted development rights for fencing, hardstanding and external storage, where it is considered that there is the need to control potential adverse landscape impacts. • The impact is major positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy ensures proposals for equestrian facilities, including any ancillary buildings or structures offer opportunities for heritage assets and their setting to be protected and enhanced. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy ensures proposals for equestrian facilities, including any ancillary buildings or structures where possible, relate well to the existing bridleway network. This will avoid any impacts on the quality and extent of the District's extensive bridleways and will create opportunities for enhancing connectivity. • The policy supports proposals for equestrian facilities, including any ancillary buildings or structures where car parking requirements can be accommodated satisfactorily within the immediate surrounds of the buildings, or where this is not suitable due to highway safety

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC5 Policy: Equestrian Development
		S	M	L	Overall	Commentary
						concerns, an alternative solution is agreed. The provision of car parking facilities within the immediate surrounds of the buildings is likely to encourage the use of and increase the need for private cars. However, other Local Plan policies will mitigate any adverse impacts. • The impact is minor positive.
SO14	HOUSING					• No significant impact
SO15	HEALTH & WELLBEING					• The policy supports proposals for equestrian facilities, including any ancillary buildings or structures which will enable opportunities for the riding and keeping of horses. Riding and keeping of horses will support sport and physical activity which is important to sustain the health and well-being of the local population. • The impact is major positive.
SO16	QUALITY OF LIFE & PLACE					• Riding and keeping of horses will support sport and physical activity which can further enhance quality of life. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact
SO18	ECONOMY & EMPLOYMENT					• The policy supports proposals for equestrian facilities, including any ancillary buildings or structures which provide opportunities for the riding and keeping of horses and would support jobs and some commercial equestrian operations in rural areas. • The impact is major positive.
SO19	TOWN & VILLAGE CENTRES					• No significant impact
SO20	EDUCATION & SKILLS					• The policy supports proposals for equestrian facilities, including any ancillary buildings or structures which provide opportunities for the riding and keeping of horses and would support jobs, and this could improve skills acquisition and training. • The impact is minor positive.

SUMMARY OF RESULTS	Policy No: EC5																			
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	• In assessing planning applications, adequate provision will be required for the safety and comfort of the horses in terms of the land needed for grazing and exercising. Whilst there is no common standard applicable for minimum land requirements and this would depend on the breed and size of the horse, how many horses are kept and the nature of land for grazing, a desirable guideline from the British Horse Society is between 0.4 and 0.6 hectares per horse (1 to 1.5 acres per horse). • Outdoor lighting or floodlighting will rarely be acceptable in the open countryside or for private/domestic stables for private use, where the lighting will have a detrimental impact on visual or residential amenity, wildlife or highway safety. This is of particular importance within or adjacent to the High Weald National Landscape or adjacent to the SDNP, or in areas identified as having 'dark skies'. Proposals for outdoor lighting schemes will need to consider Policy NE10: Light pollution and dark skies. The Council will remove permitted development rights for fencing, hardstanding and external storage, where it is considered that there is the need to control the impact on the character of the surrounding landscape which can arise from the poor management of the site or the excessive sub-division of the land. This will be achieved by virtue of a planning condition attached to the approved planning permission, in accordance with Article 3(4) of the Town and Country Planning (General Permitted Development) (England) Order 2015 and will be determined on a case-by-case basis. The implementation of specific Local Plan policies in relation to Design, Natural Environment, Historic Environment, Spatial Strategy, Infrastructure and Economy could also address impacts.

Cumulative Impacts	Impacts are likely to be positive as the policy provides opportunities for the riding and keeping of horses in the countryside, whilst preventing harm to the character of the rural area through the subdivision of fields and the proliferation of buildings and ancillary features within a rural landscape.
Summary	Major Positive Effects: **SO7 Pollution; SO10 Landscape & Townscape; SO15 Health & Wellbeing; and SO18 Economy & Employment;** • The policy sets out the criteria which will be considered when determining planning applications for new equestrian development. The policy has been informed by national policy (the NPPF). • The policy will ensure that proposals for equestrian facilities, including any ancillary buildings or structures where any outdoor lighting/floodlighting is designed to avoid a detrimental impact on visual or residential amenity, wildlife or highway safety, but allows the safe operation of activities on site. This is of particular importance within or adjacent to the High Weald National Landscape or adjacent to the SDNP, or in areas identified as having 'dark skies' and proposals for outdoor lighting schemes will need to consider Policy NE10: Light pollution and dark skies. • The policy ensures proposals for equestrian facilities, including any ancillary buildings or structures where the proposals do not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal, and this is likely to minimise road traffic and congestion with positive impacts expected on air and noise pollution. • The policy expects proposals to be of an appropriate scale to their landscape setting and, where feasible, closely related to existing buildings and to avoid any changes in land levels by raising, excavation or other engineering works, which would be harmful to the landscape character of the area. enable opportunities for the riding and keeping of horses. • The policy would allow horse riding and keeping which would support jobs and some commercial equestrian operations in rural areas, and would enable sport and physical activity, which is important to sustain the health and well-being of the local population. Minor Positive Effects:**SO3 Flood risk; SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO13 Travel & Accessibility; SO16 Quality of Life and Place; SO20 Education & Skills** • The policy ensures proposals for equestrian facilities, including any ancillary buildings or structures where the design of the development incorporates a drainage system that provides for the suitable disposal of foul and surface water drainage, including animal waste, and will reduce the risk of flooding and waste, and protect the quality of water resources. • The policy ensures proposals demonstrate that the re-use of existing buildings on sites for equestrian use is not appropriate, before new or replacement buildings are considered, and this is likely to encourage the efficient use of land. In addition, the policy will ensure proposals do not involve any changes in land levels by raising, excavation or other engineering works to minimise soil disturbance compaction and erosion. • Proposals should offer opportunities for heritage assets to be protected and enhanced. • The policy minimises any impacts on the quality and extent of the District's extensive bridleways, creating opportunities for enhancing connectivity. • Proposals provide opportunities for the riding and keeping of horses which will support jobs and skills acquisition and training and could enhance quality of life. 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.

EC6 Tourism Facilities and Attractions

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC6 Policy: Tourism Facilities and Attractions
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy supports proposals for new tourism facilities and attractions where the proposals are located within the development boundary, as defined on the Policies Map, and are easily accessible by sustainable modes of transport, including walking and cycling. • Outside of development boundaries tourism facilities and attractions will only be supported, where there is an overriding benefit for locating the proposal away from a sustainable settlement and the proposal would not result in harm and can be accessed by public transport. • Positive impacts are expected for carbon emissions as new tourism facilities or attractions located with access to sustainable modes of transport or located in sustainable settlements, will contribute to climate change mitigation. • The impact is minor positive.
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					• The policy supports proposals for new tourism facilities and attractions where the proposals are located within the development boundary, as defined on the Policies Map, and are easily accessible by sustainable modes of transport, including walking and cycling. This is expected to reduce the need to travel by private car, which will have a positive impact on air quality. • The policy supports proposals for tourism facilities and attractions in the countryside, where there is an overriding benefit for locating the proposal away from a sustainable settlement and the proposal would not result in harm and can be accessed by public transport, which is expected to have a positive impact on air pollution. • The impact is minor positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC6 Policy: Tourism Facilities and Attractions
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact.
SO9	BIODIVERSITY					• No significant impact.
SO10	LANDSCAPE & TOWNSCAPE					• The policy supports proposals for new facilities and attractions where the proposals demonstrate that they are of an appropriate scale, nature and appearance, relating well to its surroundings. • Proposals for tourism facilities and attractions in the countryside will only be supported where they relate to an existing tourism facility or attraction that is seeking expansion and is of a scale, form and design suitable to its location. • The policy requirements are likely to protect and enhance the landscape and its features. • The impact is major positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy offers opportunities for proposals for new, improved, upgraded or extended tourism facilities and attractions to relate well to their surroundings, including heritage assets and their setting. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy supports proposals for new tourism facilities and attractions where the proposals are located within the development boundary, as defined on the Policies Map, and are easily accessible by sustainable modes of transport, including walking and cycling, which is expected to improve connectivity and increase access to tourism facilities and attractions. • Proposals for tourism facilities and attractions in the countryside, will only be supported where there is an overriding benefit for locating the proposal away from a sustainable settlement and the proposal would not result in harm and can be accessed by public transport. • The impact is major positive.
SO14	HOUSING					• No significant impact.
SO15	HEALTH & WELLBEING					• The policy ensures that proposals for tourism facilities and attractions provides for high quality and sustainable tourism facilities on a year-round basis. This is expected to provide places and spaces that enhance the attractiveness of the District and contribute to Wealden

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC6 Policy: Tourism Facilities and Attractions
		S	M	L	Overall	Commentary
						remaining a high-quality destination to stay, visit, socialise, relax and enjoy, which is expected to have positive impacts on health and wellbeing. • Positive outcomes are also expected for health and wellbeing as the policy supports proposals which link to sustainable modes of transport and would promote healthy lifestyles. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy supports a proposal for new, improved, upgraded or extended tourism facilities and attractions where the proposal demonstrates that it provides for high quality and sustainable tourism facilities on a year-round basis, and this is likely to enhance quality of life and place. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• The policy supports proposals for new, improved, upgraded or extended tourism facilities and attractions where the proposal demonstrates that it assists in town/village regeneration. This could help create opportunities for employment and jobs, contributing to the local economy and would also help to maintain and support sustainable communities, particularly in rural areas, which could help prevent out commuting from the District. • The provision, protection and retention of tourism facilities and attractions will also facilitate high quality tourist experiences and increase the length of stays and spend, while also encouraging year-round visiting, and this will spur economic growth. • Development resulting in the loss of tourism facilities and attractions to alternative uses will need to be considered in line with Policy EC8: The Retention of Sites in Economic or Tourism uses. • The impact is major positive.
SO19	TOWN & VILLAGE CENTRES					• Many of Wealden's significant tourist attractions are located in rural areas, therefore, positive impacts are expected for village centres as the policy provides for resident and visitor's needs, including places of work and places to socialise, supporting the long-term vitality and viability of these centres. • The impact is minor positive.
SO20	EDUCATION & SKILLS					• The policy supports proposals which can provide opportunities for employment and jobs, which could improve the skills and training of local people. • The impact is major positive.

SUMMARY OF RESULTS	Policy No: EC6									Policy: Tourism Facilities and Attractions										
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	• The loss of tourism facilities and attractions to alternative uses will not be supported unless it is demonstrated that the business is no longer viable and has no reasonable prospect of continuing. • The Council will support tourism in rural locations where a robust business plan is provided and it relates to an existing attraction, which relies upon a geographically fixed resource (be it an historic building or natural landform), which justifies the development. • The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Historic Environment, Spatial Strategy, Infrastructure, Town Centres and Economy could also address impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure new tourism facilities and attractions are located within the development boundary with links to sustainable modes of transport and will also protect and retain existing, well located, and suitable tourist facilities and attractions across the District, whilst maintaining a healthy tourism sector that continues to contribute towards Wealden's economy in the future.
Summary	Major Positive Effects: **SO10 Landscape & Townscape; SO13 Travel & Accessibility; SO18 Economy & Employment** • The policy provides criteria for both new tourism facilities and attractions, as well as improvements to existing facilities and attractions. The policy has been informed by national policy (the NPPF) and the Wealden Visitor Accommodation Study (2023) and Wealden's Economic Strategy (2023).

	• Proposals for tourism facilities and attractions in the countryside will only be supported where they relate to an existing tourism facility or attraction that is seeking expansion and is of a scale, form and design suitable to its location. • The policy ensures proposals for tourism facilities and attractions in the countryside demonstrate that there is an overriding benefit for locating proposals away from a sustainable settlement and the proposals would not result in harm and can be accessed by public transport. Rural locations could support tourism where a robust business plan is provided. • The policy will also ensure a proposal for new, improved, upgraded or extended tourism facilities and attractions enable town/village regeneration which could help create opportunities for employment and jobs and skills acquisition, contributing to health and wellbeing, quality of life, and the local economy and would also help to maintain and support sustainable communities, particularly in rural areas, which could help prevent out commuting from the District. The policy will enable high quality tourist experiences, increasing the length of stays and spend, while also encouraging year-round visiting, and this will spur economic growth. Minor Positive Effects: **SO1 Climate Change Mitigation; SO7 Pollution; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO19 Town & Village Centres and SO20 Education & Skills** • The policy ensures that new tourism facilities or attractions relate well to a sustainable settlement (as defined in the settlement hierarchy), which has links to sustainable modes of transport. This will help to reduce carbon emissions and improve air quality, contributing to climate change mitigation. • Proposals for tourism facilities and attractions are expected to be of an appropriate scale, nature and appearance, relating well to its surroundings, including natural heritage. 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.

EC7 Visitor Accommodation

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC7 Policy: Visitor Accommodation
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy supports proposals for new serviced tourist accommodation in sustainable locations which are easily accessible by sustainable modes of transport, including walking and cycling. • The policy also supports proposals for non-serviced tourist accommodation across the District where the proposals seek to improve the provision of sustainable transport options to the site to ensure that the site is accessible from a sustainable settlement. • The policy requirements are expected to reduce the need to travel by private car, which is linked to carbon emissions, contributing positively to climate change mitigation. • The impact is minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• No significant impact.
SO4	WATER RESOURCES & QUALITY					• No significant impact.
SO5	SOIL, LAND & MINERALS					• The policy expects development proposals for new visitor accommodation, including extensions and improvements to existing accommodation to take opportunities to use existing buildings on site where possible. • This is expected to reduce the use of greenfield land for employment development, and could reduce the amount of derelict, underused and vacant land, and promote the re-use of buildings, resulting in efficient use of land. • The impact is minor positive.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• The policy supports proposals for new serviced tourist accommodation in sustainable locations which are easily accessible by sustainable modes of transport and proposals for non-serviced tourist accommodation across the District where the proposals seek to improve the provision of sustainable transport options to the site to ensure that the site is accessible from a sustainable settlement. This is expected to encourage sustainable and active transport modes which is expected to have positive impacts on air pollution. • The impact is minor positive

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC7 Policy: Visitor Accommodation
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact.
SO9	BIODIVERSITY					• The policy supports development proposals for new visitor accommodation, including extensions and improvements to existing accommodation where the proposed development has no significant adverse impact on the landscape, ecological and historic characteristics of the site. • The impact is minor positive.
SO10	LANDSCAPE & TOWNSCAPE					• The policy supports development proposals for new visitor accommodation, including extensions and improvements to existing accommodation where the proposed development has no significant adverse impact on the landscape, ecological and historic characteristics of the site. • Where new buildings are essential, they must be designed sensitively and to a high standard. • The policy ensures development proposals for new visitor accommodation are of an appropriate scale to their immediate surroundings and will not detrimentally impact the character of the area. • The impact is major positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy supports development proposals for new visitor accommodation, including extensions and improvements to existing accommodation where the proposed development has no significant adverse impact on the historic characteristics of the site. This will ensure that the historic environment is protected. • The impact is major positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy supports development proposals for new serviced tourist accommodation where the proposal is located within the development boundary of a sustainable settlement (as defined in the settlement hierarchy) and is easily accessible by sustainable modes of transport, including walking and cycling. • The policy also supports proposals for non-serviced tourist accommodation across the District (subject to other policies in this Local Plan) where the proposals seek to improve the provision of sustainable transport options to the site to ensure that the site is accessible from a sustainable settlement. • These policy requirements are expected to improve connectivity and increase access to key services and facilities.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC7 Policy: Visitor Accommodation
		S	M	L	Overall	Commentary
						• The policy ensures development proposals for visitor accommodation would not cause harm on highway safety or a severe impact on the immediate highway network and this is likely to create safer routes and permeability for both pedestrians and cyclists. • The impact is major positive.
SO14	HOUSING					• No significant impact
SO15	HEALTH & WELLBEING					• The policy expects development proposals to deliver visitor accommodation that enhances the attractiveness of the District and contributes to Wealden remaining a high-quality destination to stay and visit, which is also expected to have a positive impact on health and wellbeing. • Positive impacts are expected for health and wellbeing as the policy will offer a range of visitor accommodation and provide opportunities for employment and jobs which is linked to income and economic prosperity, all important determinants of health and wellbeing. • The impact is minor positive
SO16	QUALITY OF LIFE & PLACE					• The policy supports development proposals for new visitor accommodation, including extensions and improvements to existing accommodation where they are sensitively designed and are to a high standard, which is likely to enhance quality of life and place. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• The policy ensures the retention of existing visitor accommodation types across a variety of economic groups, helping to attract a mixture of visitors and the support of local jobs, which should address social inequalities. • The impact is minor positive..
SO18	ECONOMY & EMPLOYMENT					• The policy supports development proposals for new visitor accommodation, including extensions and improvements to existing accommodation where proposals increase the range and/or quality of visitor accommodation. The provision and retention of a broad range of visitor accommodation will attract visitors to the District and support local jobs, enhance skills, and support the rural economy through agricultural diversification and other associated businesses within Wealden, contributing to economic growth. • The impact is major positive.
SO19	TOWN & VILLAGE CENTRES					• The policy supports tourism development which is considered a ‘main town centre use’ and should be directed to town centres first before edge of centre and out of centre locations are considered. Thus, the policy’s support for tourism development will promote the long-term vitality and viability of town centres.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC7 Policy: Visitor Accommodation
		S	M	L	Overall	Commentary
						• Positive impacts are also expected on town and village centres as the policy will provide for all sectors, including the provision of serviced visitor accommodation in town and village centres, supporting their long-term vitality and viability. • The impact is major positive.
SO20	EDUCATION & SKILLS					• The policy will help create opportunities for employment and jobs which should improve the skills and training of local people. • The impact is minor positive.

SUMMARY OF RESULTS	Policy No: EC7									Policy: Visitor Accommodation										
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	• Where the Council considers a proposal for serviced accommodation to be 'small-scale' (paragraph 89 of the NPPF), it may be subject to the sequential test under Policy TC2: Sequential and Local Impact Test, if located outside of a defined town centre, which could include any significant extensions to existing hotels and other serviced-visitor accommodation located outside of town centres. • Where proposals for new, permanent serviced accommodation are located within the 7km buffer zone of the Ashdown Forest Special Protection Area (SPA) then contributions towards appropriate mitigation measures to deal with any increases in recreational pressure emanating from the development may be required in accordance with Policy NE5: Ashdown Forest SPA. This may include contributions towards Strategic Access Management and Monitoring Strategy (SAMMS) and may also require contributions to SANGs provision depending on the scale, location and nature of the development in accordance with a Habitats Regulations Assessment. • Where planning permission is granted for caravan and camping sites, it will normally be subject to a planning condition restricting the use to holiday/leisure accommodation only and the site may also be subject to a seasonal occupancy condition in limited circumstances. The Council will restrict the use of touring caravan sites to holiday accommodation only as they are not suitable for permanent occupation, and this would be secured through a planning condition. • Development resulting in the loss of sites or premises used, or last in (lawful) use, as visitor accommodation to alternative uses will need to be considered in line with Policy EC8: The Retention of Sites in Economic or Tourism uses.

	• For alternative visitor accommodation businesses, the applicant will be expected to show that all reasonable alternatives to the existing type of visitor accommodation on site have been fully considered before the site is to be released to a non-tourism related use. For any planning application for the loss of tourism (uses), the Council will only consider the last 'lawful' use of the site prior to the submission of a planning application proposing an alternative use (even if that alternative use is ongoing unlawfully). Any marketing information or viability information submitted to the local planning authority should only consider the last 'lawful' use of the site for tourism uses. • The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Historic Environment, the Spatial Strategy, Town Centres, Infrastructure and Economy could also mitigate impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure the provision of new visitor accommodation and the improvement of existing visitor accommodation whilst limiting impact on townscape and respecting the landscape and amenity.
Summary	Major Positive Effects: **SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO13 Travel & Accessibility; SO18 Economy & Employment; SO19 Town & Village Centres** • The policy provides the criteria for the assessment of visitor accommodation of all types. The policy has been informed by the Visitor Accommodation Study (2023). • The policy ensures proposals for visitor accommodation will either improve sustainable transport options to a site or are developed in a sustainable location which is easily accessible by sustainable modes of transport, including walking and cycling. This is expected to reduce the need to travel by private car and will reduce carbon emissions, contributing positively to air quality and climate change mitigation. • The policy supports development proposals which increase the range and/or quality of visitor accommodation. The provision and retention of a broad range of visitor accommodation will attract visitors to the District and support local jobs and skills acquisition and will support the rural economy through agricultural diversification and other associated businesses within Wealden, contributing to economic growth. Minor Positive Effects: **SO1 Climate Change Mitigation; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO20 Education & Skills** • The policy ensures proposals take opportunities to use existing buildings on site where possible, resulting in efficient use of land. The policy requires development proposals to have no significant adverse impact on the ecological, landscape and historic characteristics of a site. • The policy requires development proposals to be sensitively designed and to a high standard, which is likely to enhance quality of life and place. • The policy will support the retention of existing visitor accommodation types across a variety of economic groups, and this would help to attract a mixture of visitors at all values and address social inequality. 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.

EC8 The Retention of Sites in Economic or Tourism Use and Commercial Community Facilities

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC8	Policy: The Retention of Sites in Economic or Tourism Use and Commercial Community Facilities
		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					• No significant impact.	
SO11	HISTORIC & CULTURAL HERITAGE					• No significant impact.	
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.	

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC8 Policy: The Retention of Sites in Economic or Tourism Use and Commercial Community Facilities
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.
SO14	HOUSING					• No significant impact.
SO15	HEALTH & WELLBEING					• No significant impact.
SO16	QUALITY OF LIFE & PLACE					• No significant impact.
SO17	SOCIAL DEPRIVATION					• The policy seeks to retain sites in economic or tourism use and community facilities. The retention of employment sites and premises, commercial community facilities, tourist attractions and facilities, as well as visitor accommodation will play an important role in stimulating economic growth and supporting sustainable communities, particularly in rural areas, which may have a positive impact upon social deprivation. • The impact is minor positive.
SO18	ECONOMY & EMPLOYMENT					• The policy seeks to retain sites in economic or tourism use and community facilities. The retention of employment sites and premises, commercial community facilities, tourist attractions and facilities, as well as visitor accommodation will play an important role in stimulating economic growth and supporting sustainable communities, particularly in rural areas, which will assist in preventing out commuting from the District. • Proposals which involve the loss or deterioration of sites/premises in a tourism or economic use, including those sites that were last in such a (lawful) use, as well as community facilities, must demonstrate that the site is genuinely redundant and that there is no reasonable prospect of a continued use. • Proposals that result in the loss of facilities or features that may undermine the viability of the existing community facility, tourism use, or economic use will normally be refused planning permission unless there are exceptional circumstances for such a proposal to proceed and this meets all other policy provisions in this Local Plan. • The impact is major positive.
SO19	TOWN & VILLAGE CENTRES					• The policy seeks to retain sites in economic or tourism use and community facilities. The retention of employment sites and premises, commercial community facilities, tourist attractions and facilities, as well as visitor accommodation will play an important role in stimulating economic growth and supporting sustainable communities, particularly in rural areas, which will assist in preventing out commuting from the District.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: EC8	Policy: The Retention of Sites in Economic or Tourism Use and Commercial Community Facilities
		S	M	L	Overall	Commentary	
						• The policy will support the vitality and viability of the District's towns and villages and the provision of business opportunities, services and facilities. • The impact is major positive	
SO20	EDUCATION & SKILLS					• The policy seeks to retain sites in economic or tourism use and community facilities. The retention of employment sites and premises, commercial community facilities, tourist attractions and facilities, as well as visitor accommodation will play an important role in stimulating economic growth and supporting sustainable communities, particularly in rural areas, which will provide opportunities for skills and training. • The impact is minor positive.	

SUMMARY OF RESULTS	Policy No: EC8																			
Policy: The Retention of Sites in Economic or Tourism Use and Commercial Community Facilities																				
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	• Where a development proposal will result in the loss of facilities/economic use for an alternative use, the planning application must be supported by a viability assessment. • Proposals that will result in the loss of facilities or features that may undermine the viability of the existing community facility, tourism use, or economic use will normally be refused planning permission unless there are exceptional circumstances for such a proposal to proceed and this meets all other policy provisions in this Local Plan. • The implementation of specific Local Plan policies in relation to the Economy, Town Centres and Infrastructure could also mitigate impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure that proposals that involve the loss or deterioration of sites/premises in a tourism or economic use, including those sites that were last in such a (lawful) use, and community facilities demonstrate that the site is genuinely redundant and there is no reasonable prospect of a continued use, and supported by evidence of lack of demand for the existing use (or an alternative use where this applicable) as well as evidence that demonstrates that the site/premises is not or is unable to be financially viable for its current use (or last lawful use), including alternative uses where applicable.

Summary	Major Positive Effects: **SO18 Economy & Employment; SO19 Town & Village Centres** • The policy sets out specific requirements for proposals that involve the loss or deterioration of a site/premises that is a community facility, or is in a tourism or economic use, including those sites that were last in such a (lawful) use. The policy has been informed by the Council's Viability Assessment (2023). • The policy ensures development proposals which would result in the loss of existing community facilities, tourist facilities/accommodation or economic use (those within use class E(g), B2 and B8) for an alternative use, provide a viability report at the planning application process. Planning permission would normally be refused unless there are exceptional circumstances for such a proposal to proceed and this meets all other policy provisions in the emerging Local Plan. • The policy seeks to retain sites in economic or tourism use and community facilities. The retention of employment sites and premises, commercial community facilities, tourist attractions and facilities, as well as visitor accommodation will play an important role in stimulating economic growth and supporting sustainable communities, particularly in rural areas, which will assist in preventing out commuting from the District. • The policy will support the vitality and viability of the District's towns and villages, the provision of business opportunities, services and facilities. Minor Positive Effects: **SO17 Social Deprivation; SO20 Education & Skills** • The policy could provide opportunities to address social deprivation and provide skills and training. 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.