Housing

HO1 Housing Type and Mix

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO1 Policy: Housing Type and Mix
		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					• The policy's focus is the type and mix of housing but offers opportunities for land to be used efficiently and to be considered against the site specific constraints of the site. • The impact is minor positive.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• No significant impact.
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact.
SO9	BIODIVERSITY					• The policy's focus is the type and mix of housing but offers opportunities for land to be used efficiently and to be considered against the site specific constraints of the site, including biodiversity. • The impact is minor positive.
SO10	LANDSCAPE & TOWNSCAPE					• The policy's focus is the type and mix of housing but offers opportunities for land to be used efficiently and to be considered against the established character and density of the area, as well as site specific constraints of the site, including the landscape and townscape. • The impact is minor positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO1 Policy: Housing Type and Mix
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The policy's focus is the type and mix of housing but offers opportunities for land to be used efficiently and to be considered against the established character and density of the area, as well as site specific constraints of the site, including historic and cultural heritage. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy's focus is the type and mix of housing but offers opportunities for land to be used efficiently and to be considered against the established character and density of the area, as well as site specific constraints of the site, including travel and accessibility. • The impact is minor positive.
SO14	HOUSING					• The policy requires new housing developments, including affordable housing to provide an appropriate mix of both market and affordable homes that meets the identified housing needs of the local area, including evidence from Neighbourhood Plans • The policy will also facilitate the provision of a mix of dwelling size, type, price and tenure that is needed for the different groups in the community, including first time buyers, older people, people with disabilities and people who wish to downsize. • The impact is major positive
SO15	HEALTH & WELLBEING					• The policy will have positive outcomes on health and wellbeing as local housing need would be met through the provision of an appropriate mix of housing. • The policy is expected to diversify the district's housing market, enabling access to an appropriate mix of homes, which is a direct determinant of health and wellbeing and will support diverse health needs within the community, reducing health inequalities. • The impact is expected to be minor positive in the short term but will increase to major positive as the policy is implemented during the plan period.
SO16	QUALITY OF LIFE & PLACE					• The policy will ensure that the housing needs of the local population are met by ensuring an appropriate mix of housing is provided in new residential developments. This is likely to facilitate the creation of balanced communities and will in turn foster a strong sense of community, which will further enhance the quality of life for local people. • The policy offers opportunities for land to be used efficiently and to be considered against the established character and density of the area, as well as site specific constraints of the site and local housing needs established in Neighbourhood Plans • The impact is expected to be minor positive in the short term but will increase to major positive as the policy is implemented during the plan period.
SO17	SOCIAL					• The policy is likely to address issues of social deprivation, including poverty by improving the mix and type of housing, including affordable housing.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO1 Policy: Housing Type and Mix
		S	M	L	Overall	Commentary
	DEPRIVATION					• By providing a mix of dwelling size, type, price and tenure, the policy will address the needs of the different groups in the community, creating strong and inclusive communities. • The impact is expected to be minor positive in the short term but will increase to major positive as the policy is implemented during the plan period.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• The policy is likely to encourage the vitality and viability of towns and village centres by offering opportunities for land to be used efficiently and to be considered against the established character and density of the area, as well as site specific constraints of the site and local housing needs established in Neighbourhood Plans. • The policy supports the provision of a suitable mix and type of homes which will enable appropriate residential development in town and village centres. • The impact is major positive.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No: HO1																			
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	For the major positive impacts, some of the effects are likely to be minor positive in the short term, increasing to a major positive as the policy is implemented during the plan period and therefore major positive overall.
Mitigation Measures	• For both market and affordable homes, the housing mix of new developments should have regard to the Council's latest evidence base. • The housing mix of new residential development (including mixed use schemes), where not covered by other strategic allocation policies within this local plan, will be considered against the criteria set out in the policy as relevant to the scheme. • If the proposed residential development fails to take opportunities to deliver a residential development that reflects the housing mix specified in the policy, subject to the criteria set out in the policy, then the residential scheme will not be supported. • For market homes, the Council will seek to ensure that the size of bedrooms for smaller homes (1-3 bedrooms) are not capable of further subdivision. • Exceptions will only apply when a scheme or unit is designed to meet the needs of people with disabilities, or where this relates to the conversion of a designated heritage asset. • Other mitigation measures to ensure suitable design and layout and to minimise impacts on established character and the environment of the surrounding area will be addressed through the specific Local Plan policies relating to the Natural Environment, Historic Environment, Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure

Cumulative Effects	The cumulative effect is likely to be positive in delivering an appropriate mix and type of development in the District, which meets the identified need whilst ensuring the necessary safeguards are in place to address the established character and density of the area, viability, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing; SO15 Health and Wellbeing; SO16 Quality of Life and Place; and SO17 Social Deprivation.** • The policy will ensure that WDC meets the changing accommodation needs of its residents including the needs of people with disabilities, older people, people who wish to downsize, first time buyers and those on low income. • The policy has been informed by national policy(the NPPF), the latest Local Housing Needs Assessment (2021), the Urban Capacity and Density Study (2024) and Local Plan Viability Assessment (2023). • The policy is expected to meet the specific needs of the local area, creating mixed and inclusive communities within the District. In addition, the policy allows for some flexibility regarding housing mix for new residential developments where it can be proven that special circumstances apply. In such circumstances, it will ensure that the financial viability of schemes is not compromised. Minor Positive Effects: **SO5 Soil, Land and Minerals; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic and Cultural Heritage** • The policy will ensure the issues of the character and density of the area, viability, site specific constraints and local housing needs are considered in the decision-making process. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major Positive effect.

HO2 Density

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO2 Policy: Density
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• New housing developments must make the most effective use of land and seek to optimise the use of land and the potential of a site. Density will be expected to be higher where accessibility to transport and services is higher. Increasing density in areas with higher levels of accessibility is likely to reduce the need to travel by the car, which could help to reduce greenhouse gas emissions as well as reducing the requirement for the development of greenfield land. • The impact is minor positive
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact
SO3	FLOOD RISK					• The density is to be informed by local circumstances and site constraints, which will include flood risk. • The impact is minor positive
SO4	WATER RESOURCES & QUALITY					• The density is to be informed by local circumstances and site constraints, which will include water resources and quality. • The increase in density could put pressure on current infrastructure for water. • The impact is uncertain
SO5	SOIL, LAND & MINERALS					• Densities are to be maximised where appropriate, making the most effective and efficient use of land. The policy has been informed by the Urban Capacity and Density Study and aims to reduce the requirement to develop on greenfield land and assist the Council in fulfilling its objective of preserving the high-quality landscape and biodiversity assets. • The impact is major positive.
SO6	WASTE					• No significant impact
SO7	POLLUTION					• The density is to be informed by local circumstances and site constraints, which will include pollution. Increasing density in areas with higher levels of accessibility is likely to reduce the need to travel by the car, which could help to reduce pollution. • The impact is minor positive
SO8	GREEN & BLUE INFRASTRUCTURE					• Densities are to be maximised where appropriate, making the most effective use of land. The policy has been informed by the Urban Capacity and Density Study and aims to reduce the requirement to develop on greenfield land and assist the Council in fulfilling its objective of preserving the high-quality landscape and biodiversity assets.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO2 Policy: Density
		S	M	L	Overall	Commentary
						• The policy should prevent the loss of green and blue infrastructure but will not necessarily increase the quality or connectivity to green and blue infrastructure. The impact is uncertain.
SO9	BIODIVERSITY					• Densities are to be maximised where appropriate, making the most effective use of land. The policy has been informed by the Urban Capacity and Density Study and aims to reduce the requirement to develop on greenfield land and assist the Council in fulfilling its objective of preserving the high-quality landscape and biodiversity assets. • The policy should prevent the loss of biodiversity but will not necessarily enhance biodiversity. The impact is uncertain.
SO10	LANDSCAPE & TOWNSCAPE					• Densities are to be maximised where appropriate, making the most effective and efficient use of land. Density will be informed by the Urban Capacity and Density Study and the need to achieve high quality design that respects local character and as well as local circumstances and site constraints, which will include landscape and townscape. • The impact is major positive
SO11	HISTORIC & CULTURAL HERITAGE					• Densities are to be maximised where appropriate, making the most effective and efficient use of land. Density will be informed by the Urban Capacity and Density Study and the need to achieve high quality design that respects local character and as well as local circumstances and site constraints, which will include historic and cultural heritage. • The impact is major positive
SO12	DIGITAL INFRASTRUCTURE					• Densities are to be maximised where appropriate, making the most effective use of land. The density is to be informed by local circumstances and site constraints, including digital infrastructure. • The increase in density could cause issues of capacity with the existing infrastructure. The impact is therefore uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• New housing developments must make the most effective use of land and seek to optimise the use of land and the potential of a site. Density will be expected to be higher where accessibility to transport and services is higher. Increasing density in areas with higher levels of accessibility is likely to reduce the need to travel by the car, increase the potential for sustainable travel and access to services. • The impact is major positive.
SO14	HOUSING					• New housing developments must make the most effective use of land and seek to optimise the use of land and the potential of a site. Density will be informed by the Urban Capacity and Density Study and the need to achieve high quality design that respects local character and as well as local circumstances and site constraints. • The impact is major positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO2 Policy: Density
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• Density will be expected to be higher where accessibility to transport and services is higher. Increasing density in areas with higher levels of accessibility is likely to reduce the need to travel by the car, increase the potential for sustainable travel and access to services, which can have positive impacts on health and wellbeing. • The increase in density could also cause pressure on existing infrastructure provision such as GPs/dentists. The impact is therefore uncertain.
SO16	QUALITY OF LIFE & PLACE					• Densities are to be maximised where appropriate, making the most effective and efficient use of land. Density will be informed by the Urban Capacity and Density Study and the need to achieve high quality design that respects local character and as well as local circumstances and site constraints, which will include quality of life and place. • The impact is major positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• Densities are to be maximised where appropriate, making the most effective and efficient use of land. Density will be informed by the Urban Capacity and Density Study and the need to achieve high quality design that respects local character and as well as local circumstances and site constraints, including local market conditions and viability. • An increase in density is likely to have a positive impact upon economic growth and the retention and provision of employment opportunities. • The impact is major positive
SO19	TOWN & VILLAGE CENTRES					• Densities are to be maximised where appropriate, making the most effective and efficient use of land. Density will be informed by the Urban Capacity and Density Study and the need to achieve high quality design that respects local character and as well as local circumstances and site constraints, including local market conditions and viability. • An increase in density is likely to have a positive impact upon economic growth and the retention and provision of businesses and services within towns and villages. • The impact is major positive.
SO20	EDUCATION & SKILLS					• Densities are to be maximised where appropriate, making the most effective use of land. The density is to be informed by local circumstances and site constraints, including infrastructure. • The increase in density could cause issues of capacity with the existing infrastructure for schools. The impact is therefore uncertain.

SUMMARY OF RESULTS	Policy No: H02				Policy: Density															
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 policy will be implemented on adoption of the Local Plan and will therefore have an impact throughout the plan period.
Mitigation Measures	• The policy identifies the need for proposals to be delivered at the right densities. • Planning permission will be refused where new housing is not delivered at the required density and mix, and where there is significant harm to the local environment (including woodland), topography, heritage assets, landscape, townscape and biodiversity. • Where impacts are uncertain the use of other Local Plan policies in relation Climate Change, the Natural Environment, Housing, Historic Environment, the Spatial Strategy, Economy, Town Centres and Infrastructure should provide the necessary mitigation to ensure a positive impact.
Cumulative Impacts	The cumulative impacts for the policy are mixed. Whilst there is likely to be a combined positive impact of increasing density across the District by increasing the potential for sustainable travel and access to services and reducing the requirement for the development of greenfield land, the impact upon infrastructure is uncertain and will need to be carefully considered in the decision making process.
Summary	Major Positive Effects: **SO5 Soil, Land & Minerals; landscape & Townscape; Historic & Cultural Heritage; Travel & Accessibility; SO14 Housing; SO16 Quality of Life & Place; Economy & employment and SO19 Town & Village Centres.** • New housing developments must make the most effective use of land and seek to optimise the use of land and the potential of a site.

	• Density will be expected to be higher where accessibility to transport and services is higher. • Increasing density in areas with higher levels of accessibility is likely to reduce the need to travel by the car, which could help to reduce greenhouse gas emissions as well as reducing the requirement for the development of greenfield land. • Density will be informed by the Urban Capacity and Density Study and the need to achieve high quality design that respects local character and as well as local circumstances and site constraints. Minor Positive Effects: **SO1 Climate Change Mitigation; SO3 Flood Risk; and SO7 Pollution** • The policy will ensure the issues of the pollution, waste, other site-specific constraints and local housing needs are considered in the decision-making process. • New housing developments must make the most effective use of land and seek to optimise the use of land and the potential of a site. Density will be expected to be higher where accessibility to transport and services is higher. • Increasing density in areas with higher levels of accessibility is likely to reduce the need to travel by the car, which could help to reduce greenhouse gas emissions/pollution as well as reducing the requirement for the development of greenfield land. • The density is to be informed by local circumstances and site constraints, which will include flood risk. No Significant Effects: **SO2 Climate Change Adaptation; SO6 Waste and SO17 Social Deprivation** as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: **SO4 Water Resources/Quality; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital infrastructure; SO15 Health & Wellbeing and SO20 Education & Skills.** • There is uncertainty regarding the impact of the policy upon the capacity of infrastructure and its ability to accommodate such increases in density. • The use of other local plan policies should provide suitable mitigation measures in the decision making process. Overall, the policy is shown to have a Major Positive Effect.

HO3 Brownfield Lane

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO3 Policy: Brownfield Land
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy's focus is to deliver new development on brownfield land within development boundaries of settlements defined within the 'settlement hierarchy' as sustainable, provided that the site is readily accessible by means of public footpath and in reasonable distance to that settlement. The settlements benefit from some form of sustainable public transport and contain key services within them, which will encourage the use of sustainable modes of travel, improve/increase access to services and facilities and contribute to climate change mitigation. • Support for the use of brownfield land within development boundaries of settlements defined within the 'settlement hierarchy' as sustainable will contribute to sustainable development by reducing the need to build on greenfield land over the plan period. • The impact is minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• Wealden's Level 1 and 2 SFRA for the emerging Wealden Local Plan identifies opportunities for new development to avoid flood risk areas vulnerable to the impacts of climate change. • The delivery of new development on brownfield land within development boundaries of settlements defined within the 'settlement hierarchy' as sustainable could lead to more growth either within or around flood zones (i.e. Flood Zones 2 and 3) as most of the District's sustainable settlements are at risk of some or all forms of flooding, including fluvial, groundwater and surface water flooding. However, this could be mitigated through good design and compliance with the relevant Local Plan policies. • The impact is uncertain.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress by the Environment Agency. The policy's focus is to deliver new development on brownfield land within development boundaries of settlements defined within the 'settlement hierarchy' as sustainable . New development on brownfield land will increase demand for water consumption and wastewater treatment and could put pressure on existing infrastructure for water due to population increase. However, South East Water is in the process of updating its Water Resources Management Plan (WRMP), which will consider new infrastructure to serve the District in the future. • The impacts of developing brownfield land is to be informed by local circumstances and site constraints, which will include water resources and quality and the successful implementation of other local plan policies. • The impact is therefore uncertain.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO3 Policy: Brownfield Land
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The policy requires new development to make effective use of land and seeks to optimise the use of land and the potential of sites. The use of previously developed land (brownfield) for development is supported where appropriate to minimise greenfield development, although there is a limited legacy of redundant brownfield land within the District. • The policy is likely to prevent the loss of the District's best and most versatile (BMV) agricultural land as well as land safeguarded for minerals extraction, although policies within the existing statutory development plan (the East Sussex Waste and Minerals Plan) will seek to prevent the development of such sites. • The impact is therefore major positive
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• The policy's focus is to deliver new development on brownfield land within development boundaries of settlements defined within the 'settlement hierarchy' as sustainable . It is acknowledged that focusing more growth in the District's most sustainable settlements is likely to result in an increase in air, noise and light pollution during the construction phase and the operation of development. • The impact of growth on pollution across the District will be informed by local circumstances, site constraints, further traffic modelling and the air pollution through the Council's Habitats Regulation Assessment (HRA) on designated ecological sites. • Delivering growth in areas of higher levels of accessibility is likely to reduce the need to travel by the car, which could help to reduce pollution in the District, particularly air pollution, where the majority of the emissions comes from road transport (55.6%). • The impact is minor positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy aims to prioritise the use of brownfield land to minimise greenfield development, and could assist the Council in fulfilling its objective of preserving the high-quality landscape and biodiversity assets, which will undoubtedly prevent the loss of green and blue infrastructure. • The development of brownfield land could offer opportunities for the provision of new or enhanced green space and/or infrastructure, as well as increase and/or improve access to green spaces. • The impact is minor positive
SO9	BIODIVERSITY					• The policy prioritises the use of brownfield land to minimise greenfield development, which will assist the Council in fulfilling its objective of preserving the high-quality landscape and biodiversity assets and is likely to prevent the loss of priority habitats and habitats that support priority species.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO3 Policy: Brownfield Land
		S	M	L	Overall	Commentary
						• The development of brownfield land could offer opportunities for the provision of some of the District's biodiversity resource. • The mitigation hierarchy of avoidance, mitigation, compensation will be applied in the consideration of proposals. • The impact is minor positive
SO10	LANDSCAPE & TOWNSCAPE					• The policy prioritises development on brownfield land in sustainable locations, which may surround some of the District's valued landscapes but offers opportunities for new development to protect and enhance the quality and local distinctiveness of the District's landscape and townscape. • The impact is minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy prioritises development on brownfield land in sustainable locations, which may contain some of the District's heritage assets, but offers opportunities for new development to respect, conserve and/or enhance heritage assets, cultural heritage and the historic character of places. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy prioritises development on brownfield land within development boundaries of settlements defined within the 'settlement hierarchy' as sustainable, provided that the site is readily accessible by means of a footpath and in reasonable distance to that settlement. • Wealden has the lowest levels of sustainable travel across East Sussex, with only 31% of internal Wealden trips made by non-private vehicle modes. Therefore, it is considered that this policy will assist in reducing the need to travel by car and encourage sustainable and active travel choices and access to services that would support the delivery of 20-minute walkable neighbourhoods. • The policy is likely to offer opportunities for enhancing public rights of way, footpaths and/or cycle networks, which may help to connect communities by improving access to key services and facilities, work and leisure. • The impact is major positive.
SO14	HOUSING					• The policy focuses development on brownfield land in sustainable locations. • The policy seeks to deliver new development within sustainable settlements to help meet the identified needs of the local area, including evidence from Neighbourhood Plans. • The delivery of new development will offer opportunities for the provision of a mix of dwelling size, type, price and tenure that is needed for the different groups in the community, including first time buyers, older people, people with disabilities and people who wish to downsize.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO3 Policy: Brownfield Land
		S	M	L	Overall	Commentary
						• The impact is major positive.
SO15	HEALTH & WELLBEING					• No significant impact.
SO16	QUALITY OF LIFE & PLACE					• No significant impact. •
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• The policy will support the development of residential development in town and village centres, where appropriate. Given the shortage of brownfield land in the District, the impact is likely to be minor positive. • The impact is minor positive.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No: H03				Policy: Brownfield Land															
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	• Mitigation measures will ensure suitable design and layout and to minimise impacts on established character. • The environment of the surrounding area will be addressed through specific Local Plan policies relating to Climate Change, the Natural Environment, Historic Environment, Housing, Town Centres and Infrastructure
Cumulative Impacts	The cumulative effect is likely to be positive as the policy aims to deliver new development on brownfield land in sustainable locations to minimise greenfield development whilst ensuring the necessary safeguards are in place to address the established character of the area, viability, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO5 Soil, Land & Minerals; SO13 Travel & Accessibility and SO14 Housing** • The policy will ensure that new development on brownfield land occurs within development boundaries of settlements defined within the 'settlement hierarchy' as sustainable. • In Wealden, there is typically a limited legacy of redundant brownfield land within the District, therefore, the policy's support for the use of brownfield land within the District's most sustainable settlements will deliver growth, particularly housing, and change within the District's built-up areas, contribute to sustainable development and subsequently reduce the need to build on greenfield land over the plan period.

	• The policy has been informed by national policy (the NPPF) and the Council's latest Brownfield Register (2023), which will ensure development makes the most efficient use of land and seek to optimise the use of land and the potential of a site. • The policy will also ensure that development is supported within development boundaries, provided that the site is readily accessible by means of a public footpath and in reasonable distance to that settlement and this will encourage the use of sustainable modes of travel and will improve/increase access to services and facilities. Minor Positive Effects: **SO1 Climate Change Mitigation; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage and SO19 Town & Village Centres.** • The policy will ensure the issues of emissions and pollution, green infrastructure, biodiversity, landscape character, heritage, viability and vitality of the town and village centres, local housing needs and other site specific constraints are considered in the decision-making process. • The policy's will encourage the use of sustainable modes of travel, improve/increase access to services and facilities and contribute positively to air and noise pollution and climate change mitigation. • The policy prioritises the use of brownfield land to minimise greenfield development, which could assist the Council in fulfilling its objective of preserving the high-quality landscape and biodiversity assets and prevent the loss of green and blue infrastructure and priority habitats and habitats that support priority species. • The development of brownfield land could offer opportunities for the provision of new or enhanced green space and/or infrastructure, as well as increase and/or improve access to green spaces and offer opportunities for the provision of some of the district's biodiversity resource. • The mitigation hierarchy of avoidance, mitigation, compensation will be applied in the consideration of proposals. • The offers opportunities for new development to protect and enhance the quality and local distinctiveness of the district's landscape and townscape as well as heritage assets, cultural heritage and the historic character of places. • The policy will support the development of residential development in town and village centres, where appropriate. No Significant Effects: **SO2 Climate Change Adaptation; SO6 Waste; SO12 Digital Infrastructure; SO15 Health& Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO18 Economy & Employment and SO20 Education & Skills** Minor Negative Effects: None Major Negative Effects: None Uncertain: **SO3 Flood risk and SO4 Water resources/quality** • The delivery of new development on brownfield land within development boundaries of settlements could lead to more growth either within or around flood zones (i.e. Flood Zones 2 and 3) as most of the District's sustainable settlements are at risk of some or all forms of flooding, including fluvial, groundwater and surface water flooding. • New development on brownfield land will increase demand for water consumption and wastewater treatment and could put pressure on existing infrastructure for water due to population increase. Overall, the policy is shown to have a Minor Positive effect.

HO4 Small and Medium Sized Housing Sites

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO4 Policy: Small and Medium Sized Housing Sites
		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					• The policy will deliver a range of housing mix and type on small and medium sized sites (under one hectare) but offers opportunities for land to be used efficiently and to be considered against the site specific constraints of the site. • The impact is minor positive.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• No significant impact.
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact.
SO9	BIODIVERSITY					• The policy will deliver a range of housing mix and type on small and medium sized sites, which offer opportunities for land to be used efficiently and to be considered against the site-specific constraints of the site, including biodiversity. • Delivering a range of housing mix and type on small and medium sized sites could have adverse impacts on local biodiversity, however, this could be mitigated through the implementation of other Local Plan policies. • The impact is minor positive.
SO10	LANDSCAPE & TOWNSCAPE					• The policy will deliver a range of housing mix and type on small and medium sized sites. This offers opportunities for new development to protect and enhance the quality and local distinctiveness of the district's landscape and townscape.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO4 Policy: Small and Medium Sized Housing Sites
		S	M	L	Overall	Commentary
						• Delivering a range of housing mix and type on small and medium sized sites, could have adverse impacts on the quality and local distinctiveness of the District's landscape and townscape, however, this could be mitigated through the implementation of other Local Plan policies. • The impact is minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy will deliver a range of housing mix and type on small and medium sized sites. This offers opportunities for new development to protect and enhance local character, including heritage assets and their setting. • Delivering a range of housing mix and type on small and medium sized sites, could have adverse impacts on local character, including heritage assets and their setting, however, this could be mitigated through the implementation of other Local Plan policies. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy will deliver a range of housing mix and type on small and medium sized sites. This offers opportunities for new development for land to be used efficiently and to be considered against the established character and density of the area as well as other site specific constraints including sustainable travel and accessibility. • The impact is minor positive.
SO14	HOUSING					• National policy (NPPF, paragraph 70) requires the Council to identify, through the development plan and brownfield land registers, land to accommodate at least 10% of its housing requirement on sites no larger than one hectare, unless there are strong reasons why this target cannot be achieved. • The policy focuses on delivering a range of housing mix and type that contributes to meeting the identified housing needs of the local area, including evidence from Neighbourhood Plans, on small and medium sized sites, up to 1 hectare of land, in line with national policy • The policy facilitates the provision of a mix of smaller homes of 1, 2 and 3 bedroom, self-build and custom build homes, affordable housing, community-led schemes and specialist accommodation. • The impact is major positive.
SO15	HEALTH & WELLBEING					• The policy will have positive outcomes for health and wellbeing as local housing need will be met through the provision of a range of housing mix and type. • The policy is expected to diversify the district's housing market, enabling access to an appropriate mix of homes, which is a direct determinant of health and wellbeing and will support diverse health needs within the community, reducing health inequalities.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO4 Policy: Small and Medium Sized Housing Sites
		S	M	L	Overall	Commentary
						• The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy will ensure that the housing needs of the local population are met by ensuring a range of housing mix and type is provided in new residential developments, which is likely to facilitate the creation of balanced communities and will in turn foster a strong sense of community, and further enhance the quality of life for local people. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• Indirectly, the policy is likely to address issues of social deprivation, including poverty by improving the mix and type of housing, including affordable housing. • By providing a range of housing mix and type, the policy could address the needs of the different groups in the community, creating strong and inclusive communities. • The impact is minor positive.
SO18	ECONOMY & EMPLOYMENT					• The policy is likely to provide economy-wide benefits by offering opportunities for small and medium size sites to be used to provide a wide range of housing mix and types which is linked to business growth and increases in consumer choices and spending as result of the supply of homes. • Indirectly, the construction of homes is expected to create new, but short-term employment opportunities and jobs, particularly for small and medium housebuilders. • The housing mix of new residential development will be considered against the viability of the scheme. • The impact is minor positive.
SO19	TOWN & VILLAGE CENTRES					• The policy is likely to encourage the vitality and viability of towns and village centres by offering opportunities for small and medium size sites to be used to provide appropriate residential development at different locations which include town and village centres. • The impact is minor positive.
SO20	EDUCATION & SKILLS					• No significant impact..

SUMMARY OF RESULTS	Policy No: HO4				Policy: Small and Medium Sized Housing 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 and the policy will become effective on adoption.
Mitigation Measures	• Mitigation measures to ensure suitable design and layout and minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to the Natural Environment, Historic Environment, Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering a range of housing mix and type on small and medium size sites in the district which can make an important contribution to meeting the identified need whilst ensuring the necessary safeguards are in place to address the established character and density of the area, viability, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO Housing** • The NPPF (paragraph 70) requires the Council to identify, through the development plan and brownfield land registers, land to accommodate at least 10% of its housing requirement on sites no larger than one hectare, unless there are strong reasons why this target cannot be achieved. • The policy will deliver new homes on small and medium sized sites, up to 1 hectare of land, in line with the NPPF, which supports the Council's view that up to 1 hectare of land is appropriate in Wealden, because it generally reflects a scale of development that would be brought forward by small and medium size builders.

	• Positive effects are expected for housing as the policy will ensure a range of housing mix and types, including a mix of smaller homes of 1, 2 and 3 bedroom, self-build and custom build homes, affordable housing, community-led schemes and specialist accommodation are built on appropriate smaller sites. Minor Positive Effects: **SO5 Soil, Land & Minerals; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage;SO13Travel and Accessibility; SO15 Health& Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills,** • The policy will deliver a range of housing mix and type on small and medium sized sites (under one hectare) and offers opportunities for land to be used efficiently and to be considered against the site-specific constraints of the site, including transport and accessibility and biodiversity. • The policy offers opportunities for new development to protect and enhance the quality and local distinctiveness of the District's landscape and townscape as well as heritage assets and their setting. • Delivering a range of housing mix and type on small and medium sized sites, could have adverse impacts on biodiversity, transport and accessibility and local character, including heritage assets and their setting, however, this could be mitigated through the implementation of other Local Plan policies. • The policy will have positive outcomes for health and wellbeing, quality of life and social inclusion, as local housing need will be met through the provision of a range of housing mix and type, which is likely to facilitate the creation of balanced communities and will in turn foster a strong sense of community and enhance the quality of life for local people. • The policy is likely to provide economy-wide benefits by offering opportunities for small and medium size sites to be used to provide a wide range of housing mix and types. The construction of homes is expected to create new, but short-term employment opportunities and jobs, particularly for small and medium housebuilders. • The policy is likely to encourage the vitality and viability of towns and village centres by offering opportunities for small and medium size sites to be used to provide appropriate residential development at different locations which include town and village centres. 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.

HO5 Self Build and Custom Housebuilding

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO5 Policy: Self-Build and Custom Housebuilding
		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.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO5 Policy: Self-Build and Custom Housebuilding
		S	M	L	Overall	Commentary
SO14	HOUSING					• The policy requires sites with 20 or more dwellings to provide fully serviced plots for self-build and custom housebuilding for at least 5% of the total dwelling. • The Local Housing Needs Assessment (LHNA) identified on average 26 individual entries onto Wealden's Self-Build and Custom-Build Register from the 31 October 2016 up to 30 October 2020 and this represents approximately 2% of overall housing need within the district. • Therefore, this policy will seek to deliver this specific housing type to meet the need identified in the Council's self-build and custom housing register and viability, and a small part of the district's overall housing need, including evidence from Neighbourhood Plans. • The policy also offers more certainty for the identified number of self-build and custom-build plots to be purchased and/or delivered to address the needs of specific people within the district. • The impact is major positive.
SO15	HEALTH & WELLBEING					• The policy will have positive outcomes on health and wellbeing as local housing need would be met through the provision of fully serviced plots for self-build and custom housebuilding. • The policy is expected to diversify the district's housing market and increase consumer choices, enabling access to a specific housing type, which is a direct determinant of health and wellbeing and will support diverse health needs within the community, reducing health inequalities. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy will ensure that the housing needs of the local population are met by ensuring a 'specific housing type' (self-build and custom housing) is provided in new residential developments with 20 or more dwellings. This is likely to facilitate the creation of balanced communities and will in turn foster a strong sense of community, which will further enhance the quality of life for local people. • A design code will need to be prepared by the developer and agreed by the Council for each plot. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• The policy strongly supports schemes that provide affordable homes and is therefore likely to address issues of social deprivation, including poverty by improving the mix and type of housing. • By providing self-build and custom housing, the policy will address the housing needs of a specific group in the community, creating strong and inclusive communities. • The impact is minor positive.
SO18	ECONOMY & EMPLOYMENT					• The policy will help to diversify the housing market and increase customer choice.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO5 Policy: Self-Build and Custom Housebuilding
		S	M	L	Overall	Commentary
						• Where part of a strategic allocation or site of more than 20 dwellings, plots must be prominently marketed for sale to self or custom builders at a reasonable price. Where plots are not sold they can be returned to the open market. • The policy is likely to provide economy-wide benefits with returns expected on investment and innovation, which is linked to business growth and increases in consumer choices as local people will have more control over the design and building of their homes, and spending as result of the supply of homes. • Indirectly, the construction of self-build and custom housing is expected to create new, but short term employment opportunities and jobs. • Fully serviced plots for self-build and custom housebuilding within new residential schemes will be considered against the viability of the scheme. • The impact is minor positive.
SO19	TOWN & VILLAGE CENTRES					• The policy is likely to encourage the vitality and viability of towns and village centres by offering opportunities for land to be used efficiently to provide self-build and custom housing in locations within and around town and village centres. • The impact is minor positive.
SO20	EDUCATION & SKILLS					• The provision of short term employment opportunities and jobs can also have indirect impacts on skills acquisition, but this is not significant. • No significant impact.

SUMMARY OF RESULTS	Policy No: HO5																		
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 will become effective on adoption of the policy.
Mitigation Measures	• On sites of 20 dwellings (gross) or more, the provision of fully serviced plots for self-build and custom housebuilding should be made on site. At least 5% of the total dwellings should be made available for self-build and custom build plots, where this will not result in the over provision of this type of housing when considering the Council's supply / demand evidence. The onus will continue to be with the applicant to demonstrate that the self-build and custom-build plots are not required within the District based on the evidence of need for self-build and custom build plots within the plan period. • A design code, prepared by the developer and agreed with the District Council, will need to be followed for each plot and individual plot passports will also be required. • Where serviced plot(s) for self-build and custom-build housing have been sought as part of a strategic allocation within the Local Plan, or on sites of 20 dwellings (gross) or more, those plots must be prominently marketed for sale to self or custom builders for at least 12 months (or another period of time if mutually agreed between the two parties), at a reasonable price (this may be independently assessed through the Council) and if not sold, the plot(s) can return to the developer to be constructed as open market housing or in line with the terms set in a specific legal agreement.

	• Other mitigation measures to ensure suitable design and layout and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to Housing, the Spatial Strategy, Economy and Town Centres.
Cumulative Impacts	The cumulative effect is likely to be positive in providing fully serviced plots for self-build and custom housebuilding for at least 5% of the total dwellings on sites with 20 or more dwellings in the district. Although this need may be small, the provision of self-build and custom housing can make an important contribution to meeting the overall identified need whilst ensuring the necessary safeguards are in place to address the established character and density of the area, viability, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing** • The policy will ensure that fully serviced plots for self-build and custom housebuilding for at least 5% of the total dwelling on sites with 20 or more dwelling are provided. • The policy has been informed by the latest Local Housing Needs Assessment (2021) and Wealden's Self-Build and Custom-Build Register from the 31 October 2016 up to 30 October 2020. • The policy is expected to provide greater certainty on the actual number of self-build and custom build plots that would be made available for purchase and/or delivered within new residential schemes. Minor Positive Effects: **SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO18 Economy & Employment and SO19 Town & Village Centres** • The policy is expected to diversify the District's housing market and increase consumer choices, enabling access to a specific housing type, which may stimulate business growth and improve the viability and vitality of town and village centres with positive impacts for health and wellbeing, quality of life and place and social deprivation. 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.

HO6 Houses in Multiple Occupancy (HMOs) and Subdivision of Existing Dwellings

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO6 Policy: Houses in Multiple Occupancy (HMOs) and Subdivision of Existing Dwellings
		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					• The policy encourages the reuse of existing buildings, and this will promote the efficient use of land. • The impact is minor positive
SO6	WASTE					• The policy criteria include a requirement for all proposals for HMOs and the subdivision of existing dwellings to provide adequate storage areas for refuse and recycling, which is likely to promote resource efficiency as well as sustainable waste management in line with the waste hierarchy – reduce, reuse , recycle, recover and disposal. • The impact is minor positive
SO7	POLLUTION					• No significant impact.
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact.
SO9	BIODIVERSITY					• No significant impact.
SO10	LANDSCAPE & TOWNSCAPE					• The policy criteria include a requirement for all proposals for HMOs and the subdivision of existing dwellings to prevent any adverse impact on the visual amenity of existing residents, future occupiers and/or the surrounding area. • The policy also requires proposals to be in keeping with the established character of the locality, having regard to the appearance and general design/visual integrity of the original building and surrounding area.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO6 Policy: Houses in Multiple Occupancy (HMOs) and Subdivision of Existing Dwellings
		S	M	L	Overall	Commentary
						• The impact is minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy criteria include a requirement for all proposals to protect and enhance their intrinsic heritage interest. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy criteria include a requirement for all proposals to provide cycle storage which is expected to encourage/increase bicycle ownership and promote cycling, which a sustainable travel mode. The policy's requirement for suitable vehicular access could also create safer routes and permeability for pedestrians and cyclists. • The policy's requirement for suitable vehicular access and adequate car parking spaces on site could encourage car ownership and the need to travel by car. • Adverse impacts could be mitigated by high quality design and the successful implementation of other Local Plan policies. • The impact is therefore uncertain.
SO14	HOUSING					• With the substantial legacy of larger residential properties within Wealden District especially in rural locations as evidenced in the Council's Local Housing Needs Assessment, the policy will help to diversify the existing housing stock and would endeavour meet the changing housing needs of the district. • The impact is major positive.
SO15	HEALTH & WELLBEING					• No significant impact.
SO16	QUALITY OF LIFE & PLACE					• No significant impact.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO6 Policy: Houses in Multiple Occupancy (HMOs) and Subdivision of Existing Dwellings
		S	M	L	Overall	Commentary
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No:HO6																		
Policy: Houses in Multiple Occupancy (HMOs) and Subdivision of Existing Dwellings																			
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 will become effective on adoption of the policy.
Mitigation Measures	• Outside of development boundaries, as defined on the Policies Map, the conversion and subdivision of larger residential property into smaller dwelling units, will be supported provided all of the policy criteria are met. • Other mitigation measures to ensure suitable design and layout and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to the Natural Environment, Historic Environment and Housing.
Cumulative Impacts	The cumulative effect is likely to be positive for subdivision of existing dwellings and Houses in Multiple Occupancy (HMOs) in the District, which can make an important contribution to meeting the identified need whilst ensuring the necessary safeguards are in place to address the established character and density of the area, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing** • The policy will enable proposals for the development of and change of use of an existing property to a House in Multiple Occupation (HMOs) and the conversion and subdivision of larger residential property into smaller dwelling units. • The policy has been informed by national policy (the NPPF) and the Council's Local Housing Needs Assessment (2021), which has established an imbalance in the District's housing stock with many large 4+ bedroom dwellings that will not meet the District's changing

	housing need across the plan period for smaller homes, and also has identified that there is a growing number of one person households in the District who are seeking smaller forms of accommodation. Minor Positive Effects: **SO5 Soil, Land & Minerals; SO6 Waste; SO10 Landscape & Townscape and SO11 Historic & Cultural Heritage** • The policy ensure issues of waste management, rural character, design and visual amenity, heritage, local housing needs and other site specific constraints and are considered in the decision-making process. • The policy encourages the reuse of existing buildings, which will promote the efficient use of land. • The policy ensures all proposals for HMOs and the subdivision of existing dwellings provide adequate storage areas for refuse and recycling, which is likely to promote resource efficiency as well as sustainable waste management in line with the waste hierarchy; reduce, reuse , recycle, recover and disposal. • All proposals will be required to be in keeping with the established character of the locality, having regard to the appearance and general design/visual integrity of the original building and surrounding area as well as protect and enhance their intrinsic heritage interest. No Significant Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO7 Pollution; SO8 Green & Blue Infrastructure;SO9 Biodiversity; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centres** and **SO20 Education & Skills** Minor Negative Effects: None Major Negative Effects: None Uncertain: **SO13 Travel and Accessibility** • The policy will require all proposals for HMOs and the subdivision of existing dwellings to provide cycle storage, which is expected to encourage/increase bicycle ownership and promote cycling, a sustainable travel mode. The policy will also require suitable vehicular access which could create safer routes and permeability for pedestrians and cyclists. • The policy's requirement for suitable vehicular access and adequate car parking spaces on site could encourage car ownership and the need to travel by car. The adverse impacts could be mitigated by high quality design and the successful implementation of other Local Plan policies. Overall, the policy is shown to have a Minor Positive effect.

HO7 Rural Exception Sites to Meet Local Housing Needs

SUSTAINABILITY OBJECTIVE		Effects				Policy No: H07 Policy: Rural Exception Sites to meet Local Housing Need
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy sets out the criteria for managing development on rural exception sites to meet local housing need, which includes a requirement for new development to be reasonably well located in relation to existing settlements and to provide appropriate footpaths to ensure safe access to local services and public transport. This requirement will facilitate the use of sustainable and active travel modes which is likely to encourage the use of sustainable modes of transport which will also contribute towards reductions in greenhouse emissions and in turn climate change mitigation.. • The impact is minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• Wealden's Level 1 and 2 SFRA for the emerging Wealden Local Plan identifies opportunities for new development to avoid flood risk areas vulnerable to the impacts of climate change. • The delivery of new development in rural areas could lead to more growth either within or around flood zones. • However, the impacts could be mitigated through good design and compliance with the relevant Local Plan policies. • The impact is therefore uncertain.
SO4	WATER RESOURCES & QUALITY					• No significant impact.
SO5	SOIL, LAND & MINERALS					• The main aim of this policy is to provide rural affordable housing to meet the local housing need. It is acknowledged that the use of greenfield land for development will not ensure the efficient use of land. • The impact is minor negative.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• No significant impact.
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: H07 Policy: Rural Exception Sites to meet Local Housing Need
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• No significant impact.
SO10	LANDSCAPE & TOWNSCAPE					• The policy sets out the criteria for managing housing development on rural exception sites which includes a requirement for new development to promote high quality design, relate well to the context of the rural landscape and/or minimise adverse impacts on the character of the area, the wider landscape or the amenity of adjoining properties for the lifetime of the development. • The impact is minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy sets out the criteria for managing housing development on rural exception sites which includes a requirement for new development to minimise adverse impacts on the district's heritage assets and their setting. • The impact is minor positive
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy aims to deliver rural affordable housing to meet the local housing need. • The policy sets out the criteria for managing housing development on rural exception sites which includes a requirement for new development to be reasonably well located in relation to existing settlements and to provide appropriate footpaths to ensure safe access to local services and public transport. It is acknowledged that although rural areas are outside the development boundaries, the policy is likely to facilitate the use of sustainable and active travel modes and improve access to local services and facilities. • The impact is minor positive.
SO14	HOUSING					• The purpose of this policy is to enable the delivery of affordable housing in rural areas with the aim of addressing local housing need and sustaining rural communities. • The policy sets out the criteria for managing housing development on rural exception sites which includes a requirement for new development to achieve the size, type, tenure, mix and price of the affordable dwellings that reflects the required local housing need. • Therefore, the policy will facilitate the provision of a mix of homes to meet the identified need as evidenced in the Council's Local Housing Need Assessment (LHNA). • The impact is major positive
SO15	HEALTH & WELLBEING					• The policy will have positive outcomes for health and wellbeing as local housing need would be met through the provision of a rural affordable housing.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: H07 Policy: Rural Exception Sites to meet Local Housing Need
		S	M	L	Overall	Commentary
						• The policy is expected to diversify the District's housing market, enabling access to an appropriate mix of homes, which is a direct determinant of health and wellbeing and will support diverse health needs within the community, reducing health inequalities. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy will only permit development if it is reasonably well located to an existing settlement and will not result in adverse impact upon on the character and amenities of the adjoining area and this is likely to enhance quality of life and place. • The policy will ensure that the housing needs of the rural population are met by ensuring affordable housing is provided, which is likely to facilitate the creation of balanced communities and will in turn foster a strong sense of community, and further enhance the quality of life for local people. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• The policy is likely to address issues of social deprivation, including poverty by improving the affordability of housing. • By providing a rural affordable housing, the policy could address a specific housing need of the community, which could also contribute to creating strong and inclusive communities. • The impact is major positive.
SO18	ECONOMY & EMPLOYMENT					• The policy is likely to provide economy-wide benefits by offering opportunities for rural affordable housing provision which is linked to business growth in rural areas. • Indirectly, the construction of rural affordable housing could create new, but short-term employment opportunities and jobs. • The rural affordable housing will be considered against the viability of the scheme. • The impact is minor positive.
SO19	TOWN & VILLAGE CENTRES					• The policy is likely to encourage the vitality and viability of towns and village centres by offering opportunities for rural affordable housing at different locations, including village centres. • The impact is minor positive.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No: HO7				Policy: Rural Exception Sites to meet Local Housing Need															
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 all cases, planning permission will be subject to a legal agreement to ensure that the affordable housing accommodation remains available to meet local housing needs in perpetuity. • Proposals which promote market housing will not be supported unless it is verified by an independent financial appraisal that market housing is required to deliver the affordable element of the scheme. Where a viability case is justified, the Council will accept the minimum enabling amount of market housing only to ensure that affordable homes is the primary use, which will be subject to an independent assessment by the Council's appointed consultant, and the costs paid for by the applicant. • Market housing will be required to demonstrate that it meets the parishes local market housing need. • Other mitigation measures to ensure suitable design and layout and to minimise impacts on the surrounding character and landscape will be addressed through specific Local Plan policies relating to Climate Change, the Natural Environment, Historic Environment, Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure.

Cumulative Impacts	The cumulative effect is likely to be positive in delivering rural affordable housing in the District, which can make an important contribution to meeting the identified need whilst ensuring the necessary safeguards are in place to address the established character and, viability, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing and SO17 Social Deprivation** • The policy will facilitate the delivery of rural affordable housing to meet local housing need. • The policy has been informed by the Council's Local Housing Needs Assessment (2021), which identifies that residents in rural areas require affordable housing to remain in their locality. • The policy is in accordance with the NPPF and will support a flexible approach for housing in rural areas to ensure that the Council is responsive to local circumstances and support housing developments that reflect local needs. • The policy will help ensure that rural exception sites remain affordable in perpetuity and people with the greatest local connection are given highest priority in both initial and future occupancy. • The policy is likely to address issues of social deprivation, including poverty by improving the affordability of housing. By providing rural affordable housing, the policy could address a specific housing need of the community, which could also contribute to creating strong and inclusive communities. Minor Positive Effects: **SO1 Climate Change Mitigation; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO13 Travel & Accessibility; SO15 Health& Wellbeing; SO16 Quality of Life and Place; SO18 Economy & Employment and SO19 Town & Village Centres** • The policy will ensure the issues of the carbon emissions, character, visual amenity of the existing and surrounding properties, landscape, heritage, health and wellbeing, local economy, vitality and viability, local housing needs and other site-specific constraints are considered in the decision-making process. • The policy requires new development to be reasonably well located in relation to existing settlements and to provide appropriate footpaths to ensure safe access to local services and public transport, which will facilitate the use of sustainable and active travel modes and is likely to encourage the use of sustainable modes of transport contributing towards reductions in greenhouse emissions and climate change mitigation. • The policy sets out the criteria for managing housing development on rural exception sites and includes a requirement for new development to promote high quality design, relate well to the context of the rural landscape and/or minimise adverse impacts on the character of the area, the wider landscape or the amenity of adjoining properties for the lifetime of the development as well as heritage assets and their setting. • The policy will have positive outcomes on health and wellbeing as local housing need would be met through the provision of a rural affordable housing and is likely to facilitate the creation of balanced communities, which will further enhance the quality of life for local people. • The policy is likely to provide economy-wide benefits by offering opportunities for rural affordable housing provision which is linked to business growth in rural areas. The construction of rural affordable housing could create new, but short term employment opportunities and jobs. • The policy is likely to encourage the vitality and viability of towns and village centres by offering opportunities for rural affordable housing at different locations, including village centres. No Significant Effects: **SO2 Climate Change Adaptation; SO4 Water resources/quality; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure;SO9 Biodiversity; SO12 Digital Infrastructure and SO20 Education & Skills,** as the policy is unlikely to have a significant effect. Minor Negative Effects**:** **SO5 Land, Soils & Minerals**

	• The policy prioritises the use of greenfield land for development, which does not ensure the efficient use of land. Major Negative Effects: None Uncertain: **SO3 Flood risk** • The delivery of new development in rural areas could lead to more growth either within or around flood zones, however, impacts are dependent on how schemes will be brought forward, and other Local Plan policies will be implemented. Overall, the policy is shown to have a Minor Positive effect.

HO8 Affordable Housing

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO8 Policy: Affordable Housing
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy requires all residential development proposals of 10 or more units (net), or proposals for 6 or more units (net) within the High Weald Area of Outstanding Natural Beauty, or sites of 0.5 hectares or more, to provide on-site affordable housing. • The development of affordable housing is likely to result in an increase in carbon emissions prior to mitigation and will therefore have a negative impact. Impacts could however be mitigated through design standards for energy efficiency, sustainable construction and compliance with the relevant Local Plan policies. • The development of affordable housing could offer opportunities for energy efficiency measures, such as decentralised, renewable and low carbon energy to be incorporated. • The impact is therefore uncertain.
SO2	CLIMATE CHANGE ADAPTATION					• The development of affordable housing could maximise opportunities to deliver nature-based solutions such as green infrastructure which would contribute to climate change adaptation. • The development of affordable housing could increase vulnerability to the adverse effects of climate change and will therefore have a negative impact on climate change adaptation. • Impacts could be mitigated through sustainable construction and design, and compliance with the relevant Local Plan policies. • The impact is therefore uncertain.
SO3	FLOOD RISK					• Wealden's Level 1 and 2 SFRA for the emerging Wealden Local Plan identifies opportunities for new development to avoid flood risk areas vulnerable to the impacts of climate change. • The delivery of affordable housing in different locations could lead to more growth either within or around flood zones. • The impacts could be mitigated through good design and compliance with the relevant Local Plan policies. • The impact is therefore uncertain.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress by the Environment Agency. • The policy's focus is to deliver affordable housing in different locations across the district, including rural areas. • New affordable housing development across the district will increase demand for water consumption and wastewater treatment and could also put pressure on existing infrastructure for water due to population increase. South East Water is in the process of updating its Water Resources Management Plan (WRMP) which will consider new infrastructure to serve the district in the future.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO8 Policy: Affordable Housing
		S	M	L	Overall	Commentary
						• The impacts could be mitigated through good design and compliance with the relevant Local Plan policies. The impact is therefore uncertain.
SO5	SOIL, LAND & MINERALS					• The policy requires proposals for 6 or more units within the High Weald Area of Outstanding Natural Beauty to provide on-site affordable housing to meet the District's identified need. • The High Weald AONB forms a large part of the District and therefore, the Council, considers the delivery of affordable housing within the High Weald AONB as crucial as it would make a valuable contribution to the District's affordable housing need. • However, developing affordable housing within the High Weald AONB will prioritise greenfield development over brownfield development, which does not promote efficient use of land. • The impact is therefore minor negative.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• The policy's main focus is for all residential development proposals of 10 or more units (net) (a major development), or proposals for 6 or more units (net) within the High Weald Area of Outstanding Natural Beauty or sites of 0.5 hectares or more (as specified in para 64 of the NPPF) to provide on-site affordable housing to meet the District's need for affordable housing. • Focusing more development across the District is likely to increase air, noise and light pollution during the construction phase and the operation of development. • The impact of growth on pollution across the District will be informed by local circumstances, site constraints, further traffic modelling and air pollution assessments through other relevant Local Pan policies. • The impact is therefore uncertain.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy will deliver affordable housing across the District, which could offer opportunities for nature recovery. • Similarly, delivering affordable housing across the District could harm the District's green or blue infrastructure and the connections between them, however, the impacts could be mitigated through the implementation of relevant Local Plan policies. • The impact is uncertain.
SO9	BIODIVERSITY					• The policy will deliver affordable housing across the District, which could offer opportunities to create and/enhance biodiversity and geodiversity. • The delivery of affordable housing could also harm the District's biodiversity resources, however, the impacts could be mitigated through the implementation of relevant Local Plan policies. • The impact is uncertain.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO8 Policy: Affordable Housing
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• The policy requires proposals for affordable housing to be provided to the same high quality design standards expected of market housing and this is expected to promote good design and ensure affordable housing proposals relate well to surrounding properties and the wider landscape. • The impact is minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy requires proposals for affordable housing to be provided to the same high quality design standards expected of market housing and this is expected to promote good design and ensure affordable housing proposals relate well to the historic environment. • The impact is therefore minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy requires all residential development proposals of 10 or more units (net) (6 or more units (net) within the High Weald Area of Outstanding Natural Beauty) or sites of 0.5 hectares or more to provide on-site affordable housing to meet the District's need for affordable housing. • The policy requires a commuted sum in lieu of on-site delivery via Section 106 planning obligations to ensure off-site provision continues to support the provision of much needed infrastructure within the District, including sustainable transport modes. • The impact is therefore minor positive.
SO14	HOUSING					• Affordability has significantly deteriorated in Wealden and as of 2022, the median house price in Wealden was 13.25 times median earnings, which is higher than across the southeast region (10.75) and across England (8.28). Evidence from the Council's Local Housing Needs Assessment (LHNA) also suggests that overall, around half of newly forming households in Wealden are unable to afford market housing to buy (or to rent privately). • The LHNA identifies that the District has a significant affordable housing need of 854 dwellings per annum (dpa) which is formed of 519 dpa for social/affordable rented housing tenure and 335 dpa for affordable home ownership tenure (i.e. First Homes, Shared Ownership, discounted market sale etc.). This equates to a significant affordable housing need (against the local housing need calculated under the 'standard method' of 1,200 dpa) of around 71%. • The policy requires all residential development proposals of 10 or more units (net) (6 or more units (net) within the High Weald Area of Outstanding Natural Beauty) or sites of 0.5 hectares or more to provide on-site affordable housing to meet the District's need for affordable housing. The policy requires affordable housing to be provided at a level of 35% of the total number of dwellings and this relates to the delivery of use class C3, including permanent residential caravan sites and C2 self-contained units

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO8 Policy: Affordable Housing
		S	M	L	Overall	Commentary
						• The policy requires all new residential new schemes to incorporate a mix of tenures including rented or home ownership products, which will meet the identified need as evidenced in the Council's Local Housing Need Assessment (LHNA). • The impact is major positive.
SO15	HEALTH & WELLBEING					• The policy will have positive outcomes on health and wellbeing as local housing need will be met through the provision of affordable housing. • The policy is expected to diversify the District's housing market, enabling access to an appropriate mix of affordable homes, which is a direct determinant of health and wellbeing and will support diverse health needs within the community, reducing health inequalities. • The impact is minor positive
SO16	QUALITY OF LIFE & PLACE					• The policy expects the appearance and design of all new affordable housing (including the site layout) to be of high quality and indistinguishable from market housing. • The policy also requires affordable housing to be carefully located within the design of any scheme, such as in small clusters, to ensure the creation of mixed and balanced communities, which will further enhance the quality of life for local people. This requirement also aligns with the Council's ambition to create mixed and balanced communities across the district. • The impact is major positive.
SO17	SOCIAL DEPRIVATION					• The policy is likely to address issues of social deprivation, including poverty by improving the affordability of housing across the District and providing routes to home ownership for those who cannot afford home ownership through the open market. • By requiring a mix of tenures for affordable housing (rented or home ownership products), the policy could address the needs of the different groups in the community, creating strong and inclusive communities. • The impact is minor positive.
SO18	ECONOMY & EMPLOYMENT					• The policy seeks to maximise the delivery of affordable housing to meet local needs whilst ensuring that new residential schemes are viable. • The policy aims to address affordability and maximise the delivery of affordable housing provision which is linked to economic growth and supported by a rise in local purchasing power and revenue from the sale of houses, productivity, investments, innovation, entrepreneurship and agricultural diversification. • Indirectly, the delivery of affordable housing could create new, but short term employment opportunities and jobs. • The affordability of homes will also ensure that local people are able to live near their workplaces and not forced to relocate to other areas, assisting in the retention of the workforce in the District.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO8 Policy: Affordable Housing
		S	M	L	Overall	Commentary
						• Affordable housing will be considered against the viability of the scheme to ensure that the scheme can realistically provide an appropriate level of affordable housing. • The impact is minor positive.
SO19	TOWN & VILLAGE CENTRES					• The policy is likely to encourage the vitality and viability of towns and village centres by offering opportunities for affordable housing at different locations, including town and village centres. • The impact is minor positive.
SO20	EDUCATION & SKILLS					• The provision of short term employment opportunities and jobs can also have indirect impacts on skills acquisition, but this is not considered significant. • No significant impact.

SUMMARY OF RESULTS	Policy No: HO8				Policy: Affordable Housing															
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 policy will be implemented on adoption of the Local Plan and will therefore have an impact throughout the plan period.
Mitigation Measures	• Financial contributions will be sought in lieu of on-site affordable housing on permanent residential caravan sites only. • Where a proposal comes forward with an affordable housing contribution higher than that required under the policy, the Council will consider this on a case-by-case basis and will only seek to support schemes that deliver mixed and balanced communities, as well as provide sufficient infrastructure contributions and/or on-site infrastructure necessary to make the development acceptable in planning terms. • If a development site is sub-divided to create two or more separate development schemes, one or more of which falls below the relevant affordable housing threshold, the Council will require an appropriate level of affordable housing to reflect the provision that would have been achieved on site as a whole, had it come forward as a single scheme. • There may be exceptional circumstances where the provision of on-site affordable housing is not viable or desirable. Where it can be proven that the affordable housing requirement cannot be achieved, due to economic viability, there will be flexibility in meeting stated targets. It will be the responsibility of the applicant to demonstrate that the requirements of the policy cannot be met, and that the closest

	alternative provision that can be achieved is provided, taking into account viability and need in agreement with the Local Planning Authority. The alternative provision should initially consider a change in tenure mix before considering reducing the overall totality of provision on site. • If provision is not shown to be viable, then serviced plots for affordable housing could be provided, should this be acceptable to the Council. If this is not viable or considered appropriate by the Council, a commuted sum in lieu of on-site delivery will be required. This will be subject to independent assessment by the Council's appointed consultant, and the costs will be paid for by the applicant. • The Council supports CLTs, Co-Housing and Almhouse schemes that provide affordable housing subject to other policies within the emerging Local Plan. • Other mitigation measures to ensure suitable design and layout to minimise impacts on the surrounding character and landscape and other impacts to be addressed through specific Local Plan policies relating to the Natural Environment, Historic Environment, Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering affordable housing across the District, which can make a significant contribution to meeting the identified housing need, whilst ensuring the necessary safeguards are in place to address the established character, viability, site specific constraints. The delivery of affordable housing on the other hand could result in an increase in carbon emission prior to mitigation and will therefore have a negative impact. However, impacts could be mitigated through design standards for energy efficiency, sustainable construction and compliance with the relevant Local Plan policies.
Summary	Major Positive Effects: **SO14 Housing**; and **SO16 Quality of Life** • The policy will enable the provision of affordable housing in the District to meet identified need. • The policy has been informed by national policy (the NPPF, paragraphs 64 and 65), the Council's Local Housing Needs Assessment (2021) and the results of the initial Wealden Local Plan Viability Assessment (2023). • The policy will ensure that all residential development proposals of 10 or more units, or proposals for 6 or more units within the High Weald Area of Outstanding Natural Beauty, or sites of 0.5 hectares or more provide on-site affordable housing to meet the District's need for affordable housing, which is expected to meet the accommodation needs of the local people, particularly young people who struggle to find suitable accommodation to buy or rent and are therefore leaving the District for other parts of the southeast (and further afield. • By meeting the accommodation needs of local people, the policy is expected to improve quality of life. Minor Positive Effects: **SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO13 Travel & Accessibility; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centres** • The policy will ensure the issues of the character, landscape, visual amenity of the existing and surrounding properties, heritage, sustainable transport, local economy, viability, other site-specific constraints and local housing needs are considered in the decision-making process. • The policy requires proposals for affordable housing to be provided to the same high quality design standards expected of market housing, which is expected to promote good design and ensure affordable housing proposals relate well to surrounding properties and the wider landscape and the historic environment. • The policy will also require a commuted sum in lieu of on-site delivery via Section 106 planning obligations to ensure off-site provision continues to support the provision of much needed infrastructure within the District, including sustainable transport modes. • The policy is expected to diversify the District's housing market, enabling access to an appropriate mix of affordable homes, which is a direct determinant of health and wellbeing and will support diverse health needs within the community, reducing health inequalities. • The policy is likely to address issues of social deprivation, including poverty by improving the affordability of housing across the District and providing routes to home ownership for those who cannot afford home ownership through the open market. By requiring a mix of

	tenures for affordable housing (rented or home ownership products), the policy could address the needs of the different groups in the community, creating strong and inclusive communities. • The policy aims to address affordability and maximise the delivery of affordable housing provision which is linked to economic growth and supported by a rise in local purchasing power and revenue from the sale of houses, productivity, investments, innovation, entrepreneurship and agricultural diversification. • The delivery of affordable housing could create new, but short-term employment opportunities and jobs. • The policy is likely to encourage the vitality and viability of towns and village centres by offering opportunities for affordable housing at different locations, including town and village centres. No Significant Effects: **SO6 Waste; SO12 Digital Infrastructure and SO20 Education & Skills** Minor Negative Effects: **SO5 Soil, Land & Minerals** • The policy will prioritise greenfield development in the High Weald AONB, which does not promote efficient use of land. Major Negative Effects: None Uncertain: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity;** • The effects are dependent on how schemes will be brought forward, and the relevant Local Plan policies will be implemented. Overall, the policy is shown to have a Minor Positive effect.

HO9 Gypsy, Traveller and Travelling Showpeople - Site Criteria

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO9 Policy: Gypsy, Traveller and Travelling Showpeople – Site Criteria
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy requires Gypsies, Travellers and Travelling Showpeople sites to be sustainably located, with access to local services and facilities including public transport provision, which is likely to encourage the use of sustainable and active travel modes, and this will have a positive impact on greenhouse gas emissions and contribute positively to climate change mitigation. • The impact is minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• The policy requires that Gypsy and Traveller pitches and Travelling Showpeople plots are delivered away from areas at risk of flooding of all types, given the vulnerability of residential caravans. • The policy identifies that where a site is at risk from surface water flooding, a site-specific flood risk assessment must be undertaken in line with Policy CC7 (Managing Flood Risk). • The policy requires proposals for new or extended permanent and temporary sites for Gypsies, Travellers and Travelling Showpeople sites to be well designed and laid out, ensuring that suitable amenity space is provided in terms of open space and soft landscaping, whilst limiting the use of hard standing and permanent structures, which is also expected to reduce flood risk. • The impact is minor positive.
SO4	WATER RESOURCES & QUALITY					• The policy expects new or extended permanent and temporary sites for Gypsies, Travellers and Travelling Showpeople sites to have or be provided with, drinking water and sewage treatment facilities. In the case of foul drainage and drinking water, the site needs to be serviced by mains pipes and sewers. • The impact is minor positive.
SO5	SOIL, LAND & MINERALS					• The policy could result in a less efficient use of land when compared to traditional housing as pitches and plots have a lower density by nature of the use. • Impacts could be mitigated through good landscaping, suitable design and layout of the pitches and plots develop and the implementation of other relevant Local Plan policies. • The impact is uncertain
SO6	WASTE					• The policy expects new or extended permanent and temporary sites for Gypsies, Travellers and Travelling Showpeople sites to have or be provided with new, waste disposal facilities. • The impact is minor positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO9 Policy: Gypsy, Traveller and Travelling Showpeople – Site Criteria
		S	M	L	Overall	Commentary
SO7	POLLUTION					• The policy requires Gypsies, Travellers and Travelling Showpeople sites to be sustainably located, with access to local services and facilities including public transport provision and this is expected to have positive impacts on air pollution. • The impact is minor positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy expects proposals for new or extended permanent and temporary sites for Gypsies, Travellers and Travelling Showpeople sites to be well designed and laid out, ensuring that suitable amenity space is provided in terms of open space and soft landscaping, which could enhance green infrastructure. • The impact is minor positive.
SO9	BIODIVERSITY					• There could be negative impacts on the District's biodiversity resources if new or extended pitches and plots are provided, particularly in the countryside. • The policy's requirement for proposals to be well-screened by existing or new native vegetation that contains the site visually, will help to sustain habitats and species. • The impact is uncertain
SO10	LANDSCAPE & TOWNSCAPE					• The policy requires new or extended permanent and temporary sites for Gypsies, Travellers and Travelling Showpeople sites to relate well to an existing sustainable settlement (as defined within the settlement hierarchy) with local services and facilities, particularly shops, public transport provision, primary health care and schools. • In addition, the policy requires new sites or the enlargement of existing sites to be of a scale appropriate to their surroundings and should not individually or cumulatively dominate the nearest settled community, cause significant visual harm by way of its siting, or unduly impact upon local infrastructure or services in the area. • In cases where proposals are in or adjacent to the High Weald AONB, or where the proposal is within the setting of the South Downs National Park, the policy requires the scale and the extent of development to be limited, sensitively located and designed to avoid or mitigate adverse impacts on these designated landscapes; harm of the site visually, particularly when located within or adjacent to the setting of a designated landscape. • The policy will support new or extended permanent and temporary sites for Gypsies, Travellers and Travelling Showpeople where the proposal is well designed and laid out, ensuring that suitable amenity space is provided in terms of open space and soft landscaping, whilst limiting the use of hard standing and permanent structures. Where proposals for amenity blocks are provided, these must be of appropriate scale to the pitch/plot and well-designed. This will promote high quality design in the context of the urban/rural landscape. • Further mitigation to conserve and/or enhance the landscape and townscape will be provided through other relevant Local Plan policies.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO9 Policy: Gypsy, Traveller and Travelling Showpeople – Site Criteria
		S	M	L	Overall	Commentary
						• The impact is therefore minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy requires new or extended permanent and temporary sites for Gypsies, Travellers and Travelling Showpeople sites to relate well to an existing sustainable settlement (as defined within the settlement hierarchy) and to be designed to avoid or mitigate adverse impacts on the character of the landscape, which can offer opportunities for heritage assets and their setting to be respected, conserved and enhanced. • The impact is therefore minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy expects new or extended permanent and temporary sites for Gypsies, Travellers and Travelling Showpeople sites to be delivered in or around an existing sustainable settlement (as defined within the settlement hierarchy) with local services and facilities, particularly shops, public transport provision, primary health care and schools, which is expected to promote and facilitate access to key services and facilities through sustainable and active travel modes. • The policy also requires new or extended permanent and temporary sites for Gypsies, Travellers and Travelling Showpeople sites to provide a safe vehicular and pedestrian access to the surrounding principal highway network, which is expected to create safer routes and permeability for both pedestrians and cyclists as well as improve highway safety. • The impact is major positive.
SO14	HOUSING					• The GTAA has identified that Wealden District has the highest Gypsy, Traveller and Travelling Showpeople population within East Sussex, in addition to the largest number of existing plots and pitches. • The policy provides criteria for sites, which have been formulated in accordance with the guidance contained within the PPTS and local recommendations from the GTAA. • The policy will support proposals where the site or extension satisfies a clearly defined need, as evidenced by the GTAA for Wealden District, and/or the best available evidence of the applicant to demonstrate both their ethnicity and 'cultural need' for the accommodation, which should address the accommodation needs of the Gypsy, Traveller and Travelling Showpeople community over the plan period. • The impact is major positive
SO15	HEALTH & WELLBEING					• The policy will ensure pitches and plots are delivered in sustainable locations to meet a specific community need, which is expected to improve/ increase access to key services and

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO9 Policy: Gypsy, Traveller and Travelling Showpeople – Site Criteria
		S	M	L	Overall	Commentary
						facilities (including health and other community infrastructure), and will support diverse health needs within the community, reducing health inequalities. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• By seeking to deliver pitches for Gypsies and Travellers and plots for Travelling Showpeople, the policy aims to achieve the Government's overarching aim of ensuring fair and equal treatment for Gypsies, Travellers and Travelling Showpeople, in a way that facilitates their traditional and nomadic way of life, whilst respecting the interests of the settled community, which has positive impacts on quality of life. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• Gypsies, Travellers and Travelling Showpeople are considered to be one of the most disadvantaged groups in the society and are protected under the Equality Act 2010. • The policy provides for the accommodation needs for this specific community in order to facilitate their traditional and nomadic way of life, whilst also respecting the interests of the settled gypsy and traveller community, including promoting social inclusion and ensuring that they have fair and equal access to accommodation that meets their needs. • The impact is minor positive.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• The policy is likely to support high street businesses and the provision of business opportunities within town and village centres by delivering new or extended permanent and temporary sites for Gypsies, Travellers and Travelling Showpeople sites in or around an existing sustainable settlement with local services and facilities, including shops, promoting their long-term viability and vitality. • The impact is minor positive.
SO20	EDUCATION & SKILLS					• The policy seeks to offer opportunities for education, apprenticeships and vocational training by delivering new or extended permanent and temporary sites for Gypsies, Travellers and Travelling Showpeople sites in or around an existing sustainable settlement with local services and facilities, including schools. • The impact is minor positive.

SUMMARY OF RESULTS	Policy No:HO9				Policy: Gypsy, Traveller and Travelling Showpeople – Site Criteria															
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	• The applicant will need to demonstrate that the site or extension satisfies a clearly defined need, as evidenced by the GTAA for Wealden District, and/or the best available evidence of the applicant to demonstrate both their ethnicity and 'cultural need' for the accommodation, with respect to the PPTS and the Equalities Act (2010). • Impacts could be mitigated by screening proposals with existing or new native vegetation that contains the site visually. The screening should be maintained permanently, and any planning application should be accompanied by a landscape management plan to ensure it remains in perpetuity. Good design will also allow proposals to be well designed and laid out, ensuring that suitable amenity space is provided in terms of open space and soft landscaping, whilst limiting the use of hard standing and permanent structures. • In cases where proposals are in or adjacent to the High Weald National Landscape, or where the proposal is within the setting of the South Downs National Park, the policy requires the scale and the extent of development to be limited, sensitively located and designed to avoid or mitigate adverse impacts on these designated landscapes; harm of the site visually, particularly when located within or adjacent to the setting of a designated landscape. • The applicant will need to demonstrate that the site will be large enough to enable vehicle movements within the site, including parking and circulation to take place, having regard to the number of pitches/plots provided on site. Each pitch/plot should at least be able to accommodate 1 mobile home, 1 touring caravan and 2 car parking spaces.

	• Other impacts can be addressed through specific Local Plan policies relating to Climate Change, the Natural Environment, Historic Environment, Housing, the Spatial Strategy, Town Centres and Infrastructure.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering new or extended permanent and temporary sites for Gypsy and Traveller pitches and Travelling Showpeople plots across the District, which can make an important contribution to meeting the defined need in the GTAA, whilst ensuring the necessary safeguards are in place to address the established character, site specific constraints and local housing needs. Some adverse impacts are expected on the existing landscape character of the District with the delivery of plots and pitches, especially where proposals are in or adjacent to the High Weald AONB, or where the proposal is within the setting of the South Downs National Park. However, this could be mitigated through screening, suitable design and specific Local Plan policies.
Summary	Major Positive Effects: **SO13 Travel & Accessibility and SO14 Housing** • The policy provides criteria which have been formulated in accordance with the guidance contained within the PPTS and local recommendations from the GTAA. • The policy has been informed by national policy, the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2022) and Planning Policy for Traveller Sites (PPTS) (2015). • The policy supports proposals for new or extended permanent and temporary sites for Gypsies, Travellers and Travelling Showpeople where that the site or extension satisfies a clearly defined need, as evidenced by the GTAA for Wealden District, and/or the best available evidence of the applicant to demonstrate both their ethnicity and 'cultural need' for the accommodation, with respect to the PPTS and the Equalities Act (2010), and seeks to deliver the accommodation needs of the Gypsy, Traveller and Travelling Showpeople community over the plan period. • The policy will ensure pitches are delivered in or around an existing sustainable settlement with local services and facilities, particularly shops, public transport provision, primary health care and schools, and this is likely to promote and facilitate access to key services and facilities by sustainable and active travel modes. Minor Positive Effects: **SO1 Climate Change Mitigation; SO3 Flood risk; SO4 Water resources/quality; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health& Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO19 Town & Village Centres** and **SO20 Education & Skills** • The policy requires Gypsies, Travellers and Travelling Showpeople sites to be sustainably located, with access to local services and facilities including public transport provision, which is likely to encourage the use of sustainable and active travel modes, and this will have a positive impact on greenhouse gas emissions and contribute positively to climate change mitigation. • The policy will also ensure plots are delivered away from areas at risk of flooding of all types, given the vulnerability of residential caravans. • New or extended permanent and temporary sites will be required to have be provided with, drinking water and sewage treatment facilities, and waste disposal facilities and this is expected to have positive impacts for water resources and waste respectively. • The policy expects proposals for new or extended permanent and temporary sites to be well designed and laid out, ensuring that suitable amenity space is provided in terms of open space and soft landscaping, and this could enhance green infrastructure. • The policy requires new or extended permanent and temporary sites to relate well to an existing sustainable with local services and facilities, particularly shops, public transport provision, primary health care and schools, and designated landscape such as within or adjacent to the High Weald AONB, or where the proposal is within the setting of the South Downs National Park. • The policy can also offer opportunities for heritage assets and their setting to be respected, conserved and enhanced as proposals need to relate well to an existing sustainable settlement.

	• The policy will ensure pitches and plots are delivered in sustainable locations to meet a specific community need. This is expected to improve/ increase access to key services and facilities (including health and other community infrastructure), and will support diverse health needs within the community, reducing health inequalities. • It is considered that by meeting the accommodation needs of this specific community, the policy will help to facilitate the traditional and nomadic way of life of Gypsies, Travellers and Travelling Showpeople, whilst also respecting the interests of the settled gypsy and traveller community, including promoting social inclusion and ensuring that they have fair and equal access to accommodation that meets their needs. • By delivering new or extended permanent and temporary sites in or around an existing sustainable settlement with local services and facilities, including shops, the policy is likely to support high street businesses and the provision of business opportunities within town and village centres, promoting their long-term viability and vitality and could offer opportunities for education, apprenticeships and vocational training. No Significant Effects: **SO2 Climate Change Adaptation; SO12 Digital Infrastructure and SO18 Economy & Employment** Major Negative Effects: None Uncertain: **SO5 Soil, Land & Minerals and SO9 Biodiversity.** • The policy could result in the less efficient use of land when compared to traditional housing as pitches and plots have a lower density by nature of the use, however, since this provision is necessary and requires some land take, impacts could be mitigated through good landscaping, suitable design and layout of the pitches and plots develop and the implementation of other relevant Local Plan policies. • In addition, there could be negative impacts on the District's biodiversity resources if new or extended pitches and plots are provided, particularly in the countryside, however, the policy's requirement for proposals to be well-screened by existing or new native vegetation that contains the site visually, will help to sustain habitats and species. • Impacts are dependent on how plots and pitches will be developed or brought forward, and the relevant Local Plan policies will be implemented. Overall, the policy is shown to have a Minor Positive effect.

HO10 Gypsy, Traveller and Travelling Showpeople – Safeguarding Sites

SUSTAINABILITY OBJECTIVE		Effects				Policy No: H10 Policy: Gypsy, Traveller and Travelling Showpeople - Safeguarding Sites
		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.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: H10 Policy: Gypsy, Traveller and Travelling Showpeople - Safeguarding Sites
		S	M	L	Overall	Commentary
SO14	HOUSING					• Historically, Wealden has struggled to provide suitable sites to meet the needs of the Gypsy, Traveller and Travelling Showpeople community, either through the provision of allocations in Local Plans, or via the planning application process. Therefore, it is crucial that existing lawful Gypsy and Traveller sites with permanent planning permissions are safeguarded and are not redeveloped into an alternative use. • The GTAA confirms that Wealden should consider safeguarding Gypsy, Traveller and Travelling Showpeople sites and yards with permanent planning permission for their current use, unless it can be demonstrated that they are no longer needed to meet identified need. • The policy will ensure the safeguarding of suitable sites with permanent planning permission, but will also allow for the Gypsy, Traveller and Travelling Showpeople community to vacate sites that are no longer suitable for such a use, providing a site of equal or better quality, with equal or better access to services, is provided. • The policy will safeguard existing lawful Gypsy and Traveller sites with permanent planning permissions to ensure that the defined need is met, and such accommodation is not lost without justification. • The impact is major positive.
SO15	HEALTH & WELLBEING					• No significant impact.
SO16	QUALITY OF LIFE & PLACE					• No significant impact.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No:HO10																		
Policy: Gypsy, Traveller and Travelling Showpeople -Safeguarding 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	Impact on Housing (SO14) is likely to be positive across all timeframes and the policy will become more effective on adoption.
Mitigation Measures	None.
Cumulative Impacts	The cumulative effect is likely to be positive as safeguarding suitable Gypsy, Traveller and Travelling Showpeople sites with permanent planning permission in the district, will ensure that the needs identified in the GTAA for those who meet the PPTS definitions need are met.
Summary	Major Positive Effects: **SO14 Housing** • The policy will safeguard existing lawful Gypsy and Traveller sites with permanent planning permissions across the District to meet the needs identified in the Council's Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2022) for those who meet the PPTS definitions. • The policy has been informed by the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2022) and Planning Policy for Traveller Sites (PPTS) (2015). • The policy is expected to safeguard suitable sites with permanent planning permission, but will also allow for the Gypsy, Traveller and Travelling Showpeople community to vacate sites that are no longer suitable for such a use, providing a site of equal or better quality, with equal or better access to services. Minor Positive Effects: None

	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

HO11 Specialist Housing for Older and Vulnerable People

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO11 Policy: Specialist Housing for Older and Vulnerable People
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy supports development proposals that deliver specialist housing schemes when the proposals are located within development boundaries or are specified in strategic allocations in the emerging Local Plan. • Development proposed within the development boundary will benefit from being accessible by foot or public transport to local shops, services, community facilities and the wider public transport network, which will ensure that residents in specialist housing schemes can access public transport, shops and other community services and facilities. • The policy supports siting specialist housing schemes in sustainable locations and will contribute to sustainable development by reducing the need to travel by private car, as well as the need to build on greenfield land over the plan period, which will facilitate the use of sustainable and active travel modes and is likely to have a positive impact on greenhouse gas emissions and climate change mitigation. • The policy requires specialist housing schemes to include cycle storage and EV charging points in line with other relevant Local Plan policies, and this is expected to have a positive impact on 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 supports development proposals that deliver specialist housing schemes where the proposals are located within development boundaries or are specified in strategic allocations in the emerging Local Plan. • Development proposed within the development boundary will benefit from being accessible by foot or public transport to local shops, services, community facilities and the wider public transport network, which will minimise greenfield development and ensure the efficient use of land. • The impact is minor positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO11 Policy: Specialist Housing for Older and Vulnerable People
		S	M	L	Overall	Commentary
SO6	WASTE					• The policy requires the design of specialist housing schemes to include refuse storage or waste facilities, which will positively impact waste disposal. • The impact is minor positive.
SO7	POLLUTION					• The policy supports development proposals which deliver specialist housing schemes where the proposals are located within development boundaries or are specified in strategic allocations in the emerging Local Plan. • Development proposed within the development boundary will benefit from being accessible by foot or public transport to local shops, services, community facilities and the wider public transport network and will have positive impacts on air and noise pollution, particularly air pollution, where the majority of the emissions comes from road transport (55.6%). • Development could result in an increase in air, noise and light pollution during the construction and operation of development, however, this will be informed by local circumstances, site constraints, further traffic modelling and air quality assessments. • The impact is uncertain.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy requires a specialist housing scheme to incorporate amenity and garden space appropriate to the nature of the scheme, which supports the provision of new or enhanced green infrastructure and will improve or increase access to green infrastructure. • The impact is minor positive.
SO9	BIODIVERSITY					• The policy requires a specialist housing scheme to incorporate amenity and garden space appropriate to the nature of the scheme. The provision of garden space is likely to support and sustain habitats and species. • The impact is minor positive.
SO10	LANDSCAPE & TOWNSCAPE					• The policy requires a specialist housing scheme to incorporate amenity and garden space appropriate to the nature of the scheme, which could enhance the development and the settlement and the wider landscape character. • The policy requires on-site parking to respect the character of the area, which is expected to contribute positively to landscape and townscape of the District. • The impact is minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy requires a specialist housing scheme to incorporate amenity and garden space appropriate to the nature of the scheme, which could enhance the development as well as respect the District's cultural heritage. • The impact is minor positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO11 Policy: Specialist Housing for Older and Vulnerable People
		S	M	L	Overall	Commentary
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy aims to direct all specialist housing for older and vulnerable people to locations within the defined development boundaries that benefit from sustainable transport modes such as walking or public transport and can facilitate access to local shops, services, community facilities and the wider public transport network. • The policy requires on-site parking for residents, staff and visitors, which will need to be delivered in line with the Council's Parking Standards, which should mitigate potential negative impacts. • The impact is minor positive.
SO14	HOUSING					• The Local Housing Needs Assessment confirms that there is a need for different types of older persons accommodation within the District between 2019 and 2039. This includes a need for around 2,200 housing units with support (sheltered/retirement housing) including 65% in the market sector, 1,100 additional housing units with care (e.g. extra care), with around a third in the affordable sector and 993 additional care bedspaces. • The policy supports development proposals for older and vulnerable person's accommodation that meets Wealden's local needs as evidenced within the Council's latest Local Housing Needs Assessment (LHNA). This includes support for schemes that incorporate housing with support (sheltered/retirement housing), housing units with care (i.e. extra care), specialist accommodation for those with disabilities and conventional care bedspaces where there is an identified need. • The policy also sets out criteria to prevent the loss of older persons' accommodation and specialist housing. • Overall, the policy will ensure that the significant shortfall in older persons' accommodation and specialist housing is appropriately addressed. • The impact is major positive.
SO15	HEALTH & WELLBEING					• The policy will have positive outcomes for health and wellbeing as it will provide housing to support older and vulnerable people's needs as early as possible to help them remain healthy and independent. • The provision of older persons' accommodation and specialist housing will satisfy a specific need of the people in the community either on a long-term or temporary basis, including people with disabilities, and will support diverse health needs within the community, reducing health inequalities. • The impact is major positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO11 Policy: Specialist Housing for Older and Vulnerable People
		S	M	L	Overall	Commentary
SO16	QUALITY OF LIFE & PLACE					• The policy will ensure that the housing needs of older and vulnerable persons is met by ensuring an appropriate number of older persons' accommodation and specialist housing is delivered. This is likely to facilitate the integration of older persons within the wider community, which could enable the creation of balanced, which will further enhance the quality of life for local people. • The impact is major positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• The policy will ensure that the housing needs of older and vulnerable persons is met by ensuring an appropriate number of older persons' accommodation and specialist housing is delivered. This is likely to facilitate the integration of older persons within the wider community which will in turn support the local economy. • The impact is minor positive.
SO19	TOWN & VILLAGE CENTRES					• The policy requires specialist housing schemes located within development boundaries, which will support residential development in the town centres and their vitality. • The impact is minor positive.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No: HO11																		
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	• Retirement villages will be supported, where these are provided on strategic housing allocations or other suitable housing sites (that accords with other relevant policies of this Local Plan), if the proposal meets the needs of older and vulnerable people specifically (including extra care or supported accommodation). • The Council will particularly encourage schemes that meet identified local needs for those on lower incomes and provide affordable accommodation for rent and shared ownership/equity. • Where there is a local need within the Parish or in a combination of Parishes that are adjacent to each other, the Council would support, subject to other policies in this plan, specialist housing coming forward on a rural exceptions site under Policy HO7 (Rural Exception Sites). • The loss of existing older persons' accommodation and specialist housing will not be supported unless it is demonstrated to the Council's satisfaction that the criteria set out in the policy have been met. In order to demonstrate compliance, appropriate, detailed and robust evidence will be required to satisfy the criteria. The Council may require the independent assessment of such evidence at the cost of the applicant.

	• Other mitigation measures to ensure suitable design and to minimise impacts on established character, and the environment of the surrounding area will be addressed through specific Local Plan policies relating to Climate Change, the Natural Environment, Historic Environment, Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering an appropriate number of older persons' accommodation and specialist housing across the District, which meets the identified need whilst ensuring the necessary safeguards are in place to address the established character, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing**; **SO15 Health & Wellbeing and SO16 Quality of Life and Place** • The policy aims to deliver older and vulnerable person's accommodation across the district. • The policy has been informed by the Council's latest Local Housing Needs Assessment (LHNA) (2021), Wealden District Council's Housing Strategy (2020-25) and (ESCC) Plan (2022/23). • The policy will prevent the loss of older persons' accommodation and specialist housing and will provide accommodation that will cater for District's anticipated increase in the number of people with age related disabilities or health problems and the increase in the number of adults with multiple and complex needs requiring support over the plan period. • The policy is also expected to provide schemes that incorporate housing with support (sheltered/retirement housing), housing units with care (i.e. extra care), specialist accommodation for those with disabilities and conventional care bedspaces where there is an identified need. • The policy will have positive outcomes on health and wellbeing as it aims to provide housing to support older and vulnerable person's need as early as possible to help them remain healthy and independent. The provision of older persons' accommodation and specialist housing will satisfy a specific need of the people in the community either on a long-term or temporary basis, including people with disabilities, and will support diverse health needs within the community, reducing health inequalities. • The policy is also likely to facilitate the integration of older persons' with the wider community, which could enable the creation of balanced communities, which will further enhance the quality of life for local people. Minor Positive Effects: **SO1 Climate Change Mitigation; SO5 Soil, Land & Minerals; SO6 Waste; SO8 Green & Blue Infrastructure;SO9 Biodiversity; SO13 Travel & Accessibility; SO18 Economy & Employment and SO19 Town & Village Centres** • The policy will support development proposals that deliver specialist housing schemes when the proposals are located within development boundaries or are specified in strategic allocations in the emerging Local Plan. • Development proposed within the development boundary will benefit from being accessible by foot or public transport to local shops, services, community facilities and the wider public transport network. The policy will ensure that residents in specialist housing schemes can access public transport, shops and other community services and facilities and reduce the need to travel by private car, encourage the use of sustainable and active travel modes, reduce greenhouse gas emissions and contribute to climate change, minimise greenfield development and ensure efficient use of land and support residential development in the town centres and their vitality. • The policy requires a specialist housing scheme to incorporate amenity and garden space appropriate to the nature of the scheme. The provision of garden space will provide new or enhanced green infrastructure and improve/increase access to them, support habitats and species, and enhance the development and the settlement and the wider landscape character, including cultural heritage. • The policy will ensure that the housing needs of older and vulnerable persons' is met by ensuring an appropriate number of older persons' accommodation and specialist housing is delivered, which is likely to facilitate the integration of older persons within the wider community, which will in turn support the local economy. No Significant Effects: **SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO17 Social Deprivation and SO20 Education & Skills**

	Minor Negative Effects: None Major Negative Effects: None Uncertain: **SO7 Pollution** • The policy will ensure development proposals are located within the development boundary, which benefit from access to local shops, services, community facilities and the wider public transport network by sustainable ad active travel modes, and has positive impacts on carbon emissions/pollution. • Conversely, most of the sustainable locations across District could result in an increase in air, noise and light pollution during the construction phase and the operation of development. • The impacts are therefore dependent on how schemes will be brought forward, and how the relevant Local Plan policies will be implemented. Overall, the policy is shown to have a Minor Positive effect.

HO12 Residential Accessibility Standards

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO12 Policy: Residential Accessibility Standards
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• No significant impact.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• The policy will seek to avoid development in areas vulnerable to flooding which may make a specific site less suitable for being built to meet requirements M4(2) and M4(3) of the Building Regulations, including where step free access cannot be achieved or is not viable. • The impact is minor positive.
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: HO12 Policy: Residential Accessibility Standards
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• All new development will be required to meet the accessibility standards set out in part M4(2) of the Building Regulations, unless it is built in line with M4(3) (a) wheelchair adaptable dwellings or M4(3) (b) wheelchair accessible dwellings of the Building Regulations 2015, or subsequent Government standard. • The impact is minor positive.
SO14	HOUSING					• The Local Housing Needs Assessment (LHNA) anticipates that between 2019 and 2039, there will be a 66% increase of residents within Wealden living with mobility problems. The LHNA also concluded that there is a need for around 1,800 dwellings to be for wheelchair users (meeting the technical standard M4(3)). • The recommendations from the LHNA confirms that the Council should consider requiring all dwellings (in all tenures) to meet the M4(2) standards and at least 10% of affordable homes meeting M4(3) compliant dwellings This was tested through the Wealden Local Plan Viability Assessment and the outcome of the requirement was modest. • The policy requires all new development constructed within the District to comply with the Category M4(2) requirements of the Building Regulations, unless it is built in line with M4(3)(a) wheelchair adaptable dwellings or M4(3) (b) wheelchair accessible dwellings of the Building Regulations 2015, or subsequent Government standard. • In addition, the policy requires that for developments of 20 or more dwellings, that a minimum 10% of affordable dwellings is built to meet requirement M4 (3) standards of the Building Regulations 2015, or subsequent Government standard. • The policy will make an important contribution towards the local housing need by ensuring that dwellings provided within the District are adaptable for older people and can also accommodate those persons who require a wheelchair. As such, positive impacts are expected for housing provision. • The policy will contribute towards reducing the number of unsuitable/unfit homes within the District. • The impact is therefore major positive
SO15	HEALTH & WELLBEING					• The construction of dwellings in accordance with the accessibility standards set out in part Category M4(2) of the Building Regulations will ensure that the accommodation needs of older people and people with disabilities or wheelchair users, including a higher level of accessibility, adaptability and a range of features to make the most common adaptions easier, are met. This is also expected to give all residents of the District the opportunity to live and thrive independently, with positive impacts expected on health, wellbeing and health inequalities. • The impact is therefore major positive.
SO16	QUALITY OF LIFE & PLACE					• The policy will ensure that the accommodation needs of people with disabilities and/or wheelchair users are met by ensuring higher levels of accessibility, adaptability and a range of

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO12 Policy: Residential Accessibility Standards
		S	M	L	Overall	Commentary
						features to make the most common adaptions easier are provided in all residential developments. This is likely to contribute to the creation of a sense of place which is well-designed, inclusive, accessible for all and reduces social isolation, which will further enhance the quality of life for local people. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• The policy aims to support the accommodation needs of people with disabilities, helping to address inequality for those with protected characteristics, including disabled people, as well as giving all local residents the opportunity to live and thrive independently. • The impact is minor positive.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No:HO12																		
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	• Only in circumstances where it can be robustly demonstrated by the applicant that it is not practicable or financially viable to deliver the provisions of the policy or where the requirements are clearly incompatible with conserving and enhancing historic character, will new development be exempt from this policy requirement. • Other mitigation measures to ensure suitable design and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to Climate Change, Housing, the Spatial Strategy and Infrastructure.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering dwellings that comply with the requirements of the Categories M4(2) and/or M4(3) of the Building Regulations 2015, or subsequent Government standard which meets the identified need whilst ensuring the necessary safeguards are in place to address the historic character, flood risk, site topography and other site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing and SO15 Health & Wellbeing** • The policy will ensure the delivery of adaptable dwellings for older people and accessible dwellings for people with disabilities, including wheelchair users.

	• The policy has been informed by national policy (the NPPF), the Building Regulations Approved Document 'Access to and use of buildings' M (2015, amended 2016), Local Housing Needs Assessment (2021) and the Wealden Local Plan Viability Assessment (2023). • The policy will ensure that all new developments are constructed in compliance with the accessibility standards set out in part M4(2) of the Building Regulations, unless it is built in line with M4(3) (a) wheelchair adaptable dwellings or M4(3) (b) wheelchair accessible dwellings of the Building Regulations 2015, or subsequent Government standard. • The policy will make an important contribution towards the local housing need by ensuring that all new dwellings are adaptable for older people and can also accommodate those persons who require a wheelchair, and this is expected reduce the number of unsuitable/unfit home within the District. • The policy is expected to give all residents of the District the opportunity to live and thrive independently, with positive impacts expected for health, wellbeing and health inequalities. Minor Positive Effects: **SO3 Flood risk; SO13 Travel & Accessibility; SO16 Quality of Life and Place; and SO17 Social Deprivation** • The policy ensures issues of flood risk and other constraints, and local housing needs are considered in the decision-making process. • The policy seeks to avoid development in areas vulnerable to flooding, which may make a specific site less suitable for being built to meet requirements M4(2) and M4(3) of the Building Regulations, including where step free access cannot be achieved or is not viable. • The policy aims to support the accommodation needs of people with disabilities, helping to address inequality for those with protected characteristics, including disabled people as well as giving all local residents the opportunity to live and thrive independently. 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.

HO13 Internal Residential Space Standards for New Dwellings

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO13 Policy: Internal Residential Space Standards for New Dwellings
		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.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO13 Policy: Internal Residential Space Standards for New Dwellings
		S	M	L	Overall	Commentary
SO14	HOUSING					• The policy will ensure that the construction of new residential dwellings, including dwellings created through the subdivision of existing dwellings or conversion comply with the Nationally Described Space Standards or any subsequent Government standard. • The policy specifies space standards for a range of tenure mix and types and this is expected to make an important contribution to the delivery of quality, liveable/suitably sized homes to meet the District's housing needs. • By ensuring compliance with Nationally Described Space Standards, the policy will also contribute to making homes practical for modern, daily living. This will in turn have a positive impact on housing supply, will reduce the number of unsuitable/unfit homes within the District and reduce the need for households to upsize into larger dwellings, helping to reduce the stress on the local housing market, in addition to helping the Council in combatting the District's current housing affordability issues. • The impact is therefore major positive
SO15	HEALTH & WELLBEING					• By ensuring compliance with Nationally Described Space Standards, the policy will ensure that the size of homes built (across all tenures) within the District is not below the Nationally Described Space Standards, which will ensure homes are delivered in accordance with Nationally Described Space Standards and support modern, daily living. • The policy will ensure that the amount of internal space within homes positively impacts the population's health and wellbeing, as basic lifestyle needs such as spaces to store possessions, play, exercise and entertain will be adequately satisfied. • The impact is therefore major positive
SO16	QUALITY OF LIFE & PLACE					• The policy will improve quality of life by ensuring adequate spaces in homes to meet basic lifestyle needs, including providing internal spaces within homes to entertain people which could enable social interaction, and help to foster social cohesion in local communities. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No:HO13				Policy: Internal Residential Space Standards for New Dwellings															
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	Impacts will be addressed through the specific Local Plan policies relating to Housing and the Spatial Strategy.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering new residential dwellings that comply with Nationally Described Space Standards or any subsequent government standard whilst ensuring the necessary safeguards are in place to address viability, other site-specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing and SO15 Health & Wellbeing** • The policy will ensure new residential dwellings constructed in the District, including dwellings created through the subdivision of existing dwellings or conversion, comply with the Nationally Described Space Standards or any subsequent Government standard. • The policy has been informed by national policy (Planning Practice Guidance), Local Housing Needs Assessment (2021), Wealden Local Plan Viability Assessment (2022) and Technical housing standards – nationally described space standard (2015). • The policy specifies the space standards for a range of tenure mix and types. By offering a range of tenure mix and types, the policy is expected to make an important contribution to the delivery of homes of suitable sizes to meet the District's housing needs.

	• The policy is likely to reduce the need for households to upsize into larger dwellings, helping to reduce the stress on the local housing market, in addition to helping the Council in combatting the District's current housing affordability issues. • Major positive impacts are expected for health and wellbeing as the policy supports modern, daily living by ensuring that the amount of internal space within homes support basic lifestyle needs such as spaces to store possessions, play, exercise and entertain. Minor Positive Effects: **SO16 Quality of Life and Place,** • The policy will improve quality of life by ensuring adequate spaces in homes to meet basic lifestyle needs, including providing internal spaces within homes to entertain people, which could enable social interaction, and help to foster social cohesion in local communities. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major Positive effect.

HO14 Rural Workers Accommodation

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO14 Policy: Rural Workers Accommodation
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• No significant impact.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• No significant impact.
SO4	WATER RESOURCES & QUALITY					• No significant impact.
SO5	SOIL, LAND & MINERALS					• No significant impact
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• No significant impact.
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact.
SO9	BIODIVERSITY					• No significant impact.
SO10	LANDSCAPE & TOWNSCAPE					• The policy includes a requirement for proposals to avoid adverse impacts on the character of the area and the amenity of adjoining properties for the lifetime of the development. • The impact is therefore minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy includes a requirement for proposals to avoid adverse impacts on the character of the area, including heritage assets and their setting. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO14 Policy: Rural Workers Accommodation
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.
SO14	HOUSING					• The policy supports proposals for temporary or permanent rural worker dwellings provided there is an established operational or functional business need for an additional worker to live permanently at the site. It is essential for a full-time/primary worker to be available to meet the established needs of the rural business at most times, day and night, such as to provide for the proper supervision of agricultural processes and/or livestock (including equestrian operations). • Therefore, the policy will ensure the accommodation needs of rural workers are met, and this could contribute towards the local housing need. • The impact is therefore major positive.
SO15	HEALTH & WELLBEING					• No significant impact.
SO16	QUALITY OF LIFE & PLACE					• No significant impact.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• The policy will encourage new rural dwellings to come forward for agricultural and other rural workers, where the occupation of a dwelling in the countryside or outside the development boundary is necessary to carry out the rural enterprise, and this will support the local economy. • By supporting the essential needs of rural enterprises through the provision of accommodation for rural workers, the policy is likely to have positive impacts on the appropriate enterprises, entrepreneurship, innovation and agricultural diversification which is linked to business growth. • The need to provide new rural dwellings will need to pass both a functional and financial test. • The impact is minor positive.
SO19	TOWN & VILLAGE CENTRES					• The policy will enhance or maintain the vitality of rural communities by supporting the essential needs of rural enterprises and offering opportunities for village centres to grow and thrive, especially where rural workers can support local services. • The impact is minor positive.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No:HO14																		
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	• Applicants will need to demonstrate that proposals for a new temporary or permanent worker dwelling meet the criteria (a to g) set out in the policy. • Evidence submitted on financial viability will be subject to an independent assessment by the Council's appointed consultant, and the costs for the independent assessment will be paid for by the applicant. • Permitted development rights will be removed for rural workers dwelling to ensure that the dwelling remains of a size commensurate to the needs of the business. A rural worker's dwelling will be restricted to remain available for meeting the accommodation needs of a rural/primary worker for as long as the need exists / permission is provided for, or the widow or widower of such a person or any resident dependents are living within the property. This is to ensure that the dwelling remains commensurate to the needs of the agriculture, forestry or land based rural enterprise. • The removal of an occupancy condition will only be permitted where it can be demonstrated to the satisfaction of the Council that the criteria (i to iii) set out in the policy has been met. Where the removal of a rural occupancy condition does take place, planning conditions and/or Section 106 Planning Obligation will usually be imposed to require the dwelling to remain as affordable housing, with a new occupancy condition restricting the dwelling as affordable housing in perpetuity.

	• The only exception to this will be where the applicant has provided written evidence that no Council Approved Registered Provider will take the unit, and this has been demonstrated to the satisfaction of the Council that this is the case and it is demonstrated that there is no other realistic prospect of another appropriate organisation taking on the unit, such as the District. • Other mitigation measures to ensure suitable design and layout and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to the Natural Environment, Historic Environment, Housing, the Spatial Strategy, Economy and Town Centres.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering rural worker accommodation whilst ensuring the necessary safeguards are in place to address the character, viability, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing** • The policy will ensure the delivery of temporary or permanent rural worker dwellings. • The policy has been informed by national policy (the NPPF). • The policy provides criteria to allow for a new rural worker's dwelling outside of development boundaries, as well as cases where temporary planning permissions for such rural workers accommodation are permitted. • The policy will prevent a proliferation of isolated dwellings in the countryside and support the delivery of rural workers accommodation, provided proposals can demonstrate that there is a clearly established operational or functional business need for an additional worker to live permanently at the site and the need relates to a full-time worker or relates to their primary employment as a rural worker and does not relate to a part time requirement. Minor Positive Effects: **SO8 Green & Blue Infrastructure; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centres** • The policy will ensure proposals avoid adverse impacts on the character of the area, including heritage assets and their setting, and the amenity of adjoining properties for the lifetime of the development. • The policy will encourage new rural dwellings to come forward for agricultural and other rural workers, where the occupation of a dwelling in the countryside or outside the development boundary is necessary to carry out the rural enterprise, and this will support the local economy. • By supporting the essential needs of rural enterprises through the provision of accommodation for rural workers, the policy is likely to have positive impacts on the appropriate enterprises, entrepreneurship, innovation and agricultural diversification which is linked to business growth. • The policy will also enhance or maintain the vitality of rural communities by supporting the essential needs of rural enterprises and offering opportunities for village centres to grow and thrive, especially where rural workers can support local services No Significant Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution;SO9 Biodiversity; SO12 Digital Infrastructure; SO13 Travel & Accessibility SO16 Quality of Life and Place; SO17 Social Deprivation and SO20 Education & Skills** 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.

HO15 Conversion of Rural Buildings to Residential Uses

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO15 Policy: Conversion of Rural Buildings to Residential Uses
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy will support the conversion of existing rural buildings in the countryside for residential uses (outside the development boundaries as defined on the Policies Map) where the rural building is situated either in a sustainable location or includes safe options to sustainable transport modes to existing services and facilities of a nearby sustainable settlement, which is likely to facilitate the use of sustainable and active travel choices and reduce the need to travel by private car. • The policy will contribute positively to reductions in greenhouse gas emissions and 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 will support proposals that make an efficient and viable use of a redundant or disused building, including the optimal viable use of a heritage asset where applicable, and this will promote the efficient use of land. • By supporting proposals for the conversion of rural buildings to residential uses outside the development boundaries, the policy will minimise greenfield development, ensuring efficient use of land. • The conversion of a rural building to residential use will also help to relieve the pressure on undeveloped (greenfield) land to provide additional dwellings within the countryside, thereby protecting the countryside from further encroachment. • The impact is therefore major positive.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• The policy will support the conversion of existing rural buildings in the countryside for residential uses (outside the development boundaries as defined on the Policies Map) where the rural building is situated either in a sustainable location or includes safe options to sustainable transport modes to existing services and facilities of a nearby sustainable

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO15 Policy: Conversion of Rural Buildings to Residential Uses
		S	M	L	Overall	Commentary
						settlement, which is likely to facilitate the use of sustainable and active travel choices and reduce the need to travel by private car • The policy will contribute positively to air and noise pollution. • The impact is minor positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact.
SO9	BIODIVERSITY					• No significant impact.
SO10	LANDSCAPE & TOWNSCAPE					• The policy outlines the criteria for the conversion of a rural building to a residential use (outside the development boundaries as defined on the Policies Map). • In Wealden, rural buildings are often located in highly sensitive locations, including being adjacent to high quality landscapes. Therefore, to minimise the impacts of development, the policy requires proposals for residential use and associated activities not to detract from the area including landscape character and visual amenity of the immediate surroundings. • The policy requires the proposed conversion and alterations to respect the character and appearance of the rural building, the immediate and surrounding landscape character. • The policy will also ensure that there is enhancement of the immediate setting. • Overall, these measures are expected to conserve and enhance the (rural) local character. • The impact is minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy outlines the criteria for the conversion of a rural building to a residential use (outside the development boundaries as defined on the Policies Map). • In Wealden, rural buildings are often located in highly sensitive locations, including being adjacent to important heritage assets and setting. • To minimise the impacts of development, the policy requires the proposed conversion and alterations to respect the significance and setting of heritage assets, and this will contribute positively to conserving and enhancing the District's historic environment. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy will support the conversion of existing rural buildings in the countryside for residential uses (outside the development boundaries as defined on the Policies Map) where the rural building is situated either in a sustainable location or includes safe options to sustainable transport modes to existing services and facilities of a nearby sustainable

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO15 Policy: Conversion of Rural Buildings to Residential Uses
		S	M	L	Overall	Commentary
						settlement, which will reduce the need to travel by car and encourage the use of sustainable and active travel choices to access to services and facilities. • The impact is major positive.
SO14	HOUSING					• The policy will support the conversion of existing rural buildings in the countryside for residential uses (outside the development boundaries as defined on the Policies Map) where they meet the criteria set out in the policy. • The policy will ensure that the District's large areas of beautiful countryside which contains some underutilised agricultural buildings that are no longer required for that purpose are converted to a residential use. • The policy is expected to contribute positively to the District's housing supply. The conversion of a rural building to a residential use shall not compromise the existing or future operation or management of the land for its principal rural use, or result in the need for further rural buildings as a result of the proposal. • The impact is therefore major positive.
SO15	HEALTH & WELLBEING					• The policy will support proposals where it is demonstrated that the living conditions of future occupiers will not be harmed by proximity in relation to existing neighbouring uses, including farm activity, noise, and odours. This could have positive impacts for health and wellbeing. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy will support proposals where it is demonstrated that the living conditions of future occupiers will not be harmed by proximity in relation to existing neighbouring uses, including farm activity, noise, and odours. This could have positive impacts for quality of life. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No:HO15				Policy: Conversion of Rural Buildings to Residential Uses															
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 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. • The Council will require the applicant to demonstrate that the building to be structurally sound and of a permanent and substantial construction capable of conversion without significant new build, extension or alteration through the submission of a structural survey as part of the planning application process. • The applicant must demonstrate that every reasonable attempt has been made to secure a business, recreational or tourism use of the building in the first instance and the application is supported by a statement of the efforts which have been made to achieve this. This should include details of active marketing at an appropriate value/rent and the details of any interest received (with no reasonable offers being refused) for a minimum of 18 months. • The conversion of a rural building to a residential use should not compromise the existing or future operation or management of the land for its principal rural use or result in the need for further rural buildings as a result of the proposal. Any ancillary structures and garaging

	will be required to demonstrate that the additional space cannot be met from existing buildings in the immediate surrounds suitable of conversion. • The design, scale and massing of the dwelling, including ancillary structures and landscaping, must show clear regard to the rural location, local traditional vernacular materials and the traditional layout of any historic farmstead to which it is located. • The design must have regard to and reflect the hierarchy of buildings within the farmstead (where applicable) and not introduce inappropriate hard and soft landscaping and subdivision of a farmstead area, or inappropriate incursion into agricultural land, in the pursuit of providing any associated residential curtilage. • Other mitigation measures to ensure good design and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to Climate change, the Natural Environment, Historic Environment, Housing, the Spatial Strategy and Infrastructure.
Cumulative Impacts	The cumulative effect is likely to be positive in converting rural buildings to residential uses whilst ensuring the necessary safeguards are in place to address the character, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO5 Soil, Land & Minerals; SO13 Travel & Accessibility and SO14 Housing,** • The policy will enable the conversion of a rural building to a residential use outside the development boundaries as defined on the Policies Map. The policy has been informed by national policy (the NPPF) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). • The policy will support the conversion of a rural building to a residential use where the rural building is either situated in a sustainable location or includes safe options to sustainable transport modes to existing services and facilities of a nearby sustainable settlement, which will reduce the need to travel by car and encourage sustainable and active travel choices and improve/increase access to services and facilities. • The policy will also ensure that the District's large areas of beautiful countryside that contains some underutilised agricultural buildings that are no longer required for that purpose are converted to a residential use, which is expected to limit greenfield development and ensure the efficient use of land. • The policy supports proposals that make an efficient and viable use of a redundant or disused building, including the optimal viable use of a heritage asset where applicable, which will promote the efficient use of land. Minor Positive Effects: **SO1 Climate Change Mitigation; SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage, SO15 Health & Wellbeing and SO16 Quality of Life and Place** • The policy will ensure issues of character and visual amenity, heritage, other site specific constraints and local housing needs are considered in the decision-making. • The policy will support the conversion of existing rural buildings in the countryside for residential uses (outside the development boundaries as defined on the Policies Map) where the rural building is situated either in a sustainable location or includes safe options to sustainable transport modes to existing services and facilities of a nearby sustainable settlement, which will reduce the need to travel by car and encourage the use of sustainable and active travel choices which will reduce greenhouse gas emissions and contribute positively to air and noise pollution and climate change mitigation. • The policy will ensure the proposed conversion and alterations respect the character and appearance of the rural building, the immediate and surrounding landscape character. In Wealden, rural buildings are often located in highly sensitive locations, including being adjacent to important heritage assets and setting. • The policy will ensure the proposed conversion and alterations respects the significance and setting of heritage assets, which will contribute positively to conserving and enhancing the District's historic environment.

	• The policy will support proposals where it is demonstrated that the living conditions of future occupiers will not be harmed by proximity in relation to existing neighbouring uses, including farm activity, noise, and odours. This could have positive impacts for health and wellbeing and 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

HO16 Park Homes and Residential Caravan Sites

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO16 Policy: Park Homes and Residential Caravan Sites
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy supports proposals for new park homes/permanent residential caravan sites within development boundaries, and this is likely to facilitate the use of sustainable and active travel modes with positive impacts for climate change mitigation. • Proposals are supported where the site has good accessibility by sustainable modes of transport to a sustainable settlement, which is likely to facilitate the use of sustainable and active travel modes and reduce the need to travel by car and this will in turn contribute positively to climate change mitigation. • The impact is minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• The policy requires sites to be located outside Flood Zones 2 or 3, areas with poor drainage or poor ground stability. • The policy will reduce the risk of, and minimise flooding from all known sources, taking into account the impact of climate change. • The impact is major positive.
SO4	WATER RESOURCES & QUALITY					• No significant impact.
SO5	SOIL, LAND & MINERALS					• No significant impact.
SO6	WASTE					• The policy requires proposals to provide satisfactory storage areas for refuse and recycling, which is likely to promote sustainable waste management in line with the waste hierarchy: reduce, reuse, recycle, recover and disposal. • The impact is minor positive.
SO7	POLLUTION					• The policy supports proposals where the location of the site will not have a detrimental impact on the surrounding highway network, which is likely to minimise increases in traffic and congestion with positive impacts expected for air and noise pollution. • The policy encourages the use of sustainable and active travel modes which will reduce the need to travel by car, contributing positively to air and noise pollution. • The impact is minor positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO16 Policy: Park Homes and Residential Caravan Sites
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• No significant impact.
SO10	LANDSCAPE & TOWNSCAPE					• The requires the scale, design and layout of the proposed development to relate well to the surrounding area and not appear dominant in the landscape or to its nearest settlement. • The policy also requires proposals to minimise adverse impacts on the amenities of neighbouring properties in terms of privacy, outlook, sunlight, noise, odour and disturbance. • The impact is major positive.
SO11	HISTORIC & CULTURAL HERITAGE					• No significant impact.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy supports proposals which have good accessibility by sustainable modes of transport to a sustainable settlement, which is likely to facilitate the use of sustainable and active travel modes and reduce the need to travel by car. • The policy requires proposals to include safe vehicular and pedestrian access which is likely to promote highway safety, create safer routes and permeability for both pedestrians and cyclists. • The policy also requires proposals to include sufficient car parking spaces (including circulation), which could promote the use of private cars, the impact is unlikely to be significant, and any impacts could be mitigated through the implementation of other relevant Local Plan policies. • The impact is major positive
SO14	HOUSING					• The policy supports the provision of park homes and residential caravans, a form of housing which contributes to low-cost accommodation for small households. The provision of park homes and residential caravan sites could diversify the District's housing stock and contribute to the District's housing need. • The impact is therefore major positive
SO15	HEALTH & WELLBEING					• Positive outcomes are expected for health and wellbeing as the policy supports proposals for the development within development boundaries, which will encourage the use of sustainable modes of transport and contribute positively to health and wellbeing. • Proposals are required to include on-site facilities for day-to-day uses and recreational provision appropriate to the scale of development, particularly in rural locations, which will positively impact health and wellbeing. • The policy will contribute to the supply of low-cost accommodation for small households, which will have positive impacts for health and wellbeing, including health inequality. • The impact is minor positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO16 Policy: Park Homes and Residential Caravan Sites
		S	M	L	Overall	Commentary
SO16	QUALITY OF LIFE & PLACE					• Park homes and permanent residential caravan sites are becoming an increasingly popular form of dwelling for those in the District seeking low-cost accommodation with many facilities provided on-site, which could help foster a strong sense of community and further enhance the quality of life for local people. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No:HO16																			
	Policy: Park Homes and Residential Caravan 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	• Proposals will need to demonstrate that the site has good accessibility by sustainable modes of transport to a sustainable settlement. • Other mitigation measures to ensure good design and layout and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to Climate Change, the Natural Environment, the Spatial Strategy and Infrastructure.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering new park homes and residential caravan sites in development boundaries, or extensions to existing park/permanent residential caravan sites whilst ensuring the necessary safeguards are in place to address the character, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO3 Flood risk; SO10 Landscape & Townscape; SO13 Travel & Accessibility; and SO14 Housing** • The policy will enable the delivery of new park homes and residential caravan sites in development boundaries, or extensions to existing park/permanent residential caravan sites that lie outside of the development boundaries where they contribute to the District's housing need, provided that the site has good accessibility by sustainable modes of transport to a sustainable settlement. • The policy is expected to play an important role in providing low-cost accommodation for small households, diversifying the District's housing stock and contributing to the District's housing need.

	• The policy is likely to encourage the use of sustainable and active modes of travel. • Proposals are to be located outside Flood Zones 2 or 3, reducing the risk of, and minimising flooding from all known sources. • The policy also requires proposals to minimise adverse impacts on the amenities of neighbouring properties, which will positively impact the landscape character. Minor Positive Effects: **SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO15 Health & Wellbeing; and SO16 Quality of Life and Place** • The policy will ensure issues of carbon emissions, waste, other site specific constraints and local housing needs are considered in the decision-making process. • The policy supports proposals where they contribute to the District's housing need provided that the site has good accessibility by sustainable modes of transport to a sustainable settlement, which is likely to reduce the need to travel by car and contribute positively to air and noise pollution, and climate change mitigation. • Proposals are supported where the location of the site will not have a detrimental impact on the surrounding highway network, which is likely to minimise increases in traffic and congestion with positive impacts expected for air and noise pollution. • Proposals are required to provide satisfactory storage areas for refuse and recycling, which is likely to promote sustainable waste management in line with the waste hierarchy: reduce, reuse, recycle, recover and disposal. • Positive impacts are expected for health and wellbeing and quality of life, as the policy will encourage the use of sustainable modes of transport and provide low-cost accommodation for small households. 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.

HO17 Replacement Dwellings in the Countryside

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO17 Policy: Replacement Dwellings in the Countryside
		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					• The policy will reduce the need for new residential development on greenfield land by replacing a dwelling on a site that is considered previously developed land, which will contribute to the efficient use of land. • The impact is major positive.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• No significant impact.
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact.
SO9	BIODIVERSITY					• No significant impact.
SO10	LANDSCAPE & TOWNSCAPE					• The policy requires the proposed replacement dwelling to be designed to ensure it does not result in adverse harm to the overall character and appearance of the area, taking into account the surrounding landscape, built form, neighbouring amenity and existing street scene. • The form, external appearance, height and massing of the replacement dwelling, and any associated development and works should not be more visually obtrusive in the landscape than the original dwelling. • The replacement dwelling should be of a comparable size and scale to the original dwelling and be located within the footprint of, or as close as practical to, the existing dwelling within the residential curtilage unless an alternative position would result in clear landscape or local amenity benefits.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO17 Policy: Replacement Dwellings in the Countryside
		S	M	L	Overall	Commentary
						• The impact is minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy includes a requirement for the proposed replacement dwelling to be designed in a way that does not result in adverse harm to heritage assets and their setting. • The replacement dwelling should be of a comparable size and scale to the original dwelling and be located within the footprint of, or as close as practical to, the existing dwelling within the residential curtilage unless an alternative position would result in clear heritage benefits. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy requires the proposed replacement dwelling to be designed to ensure suitable access, which could create safer routes. • The replacement dwelling should be of a comparable size and scale to the original dwelling and be located within the footprint of, or as close as practical to, the existing dwelling within the residential curtilage unless an alternative position would result in clear access benefits. • The impact is minor positive
SO14	HOUSING					• The policy aims to replace dwellings that are in disrepair or not appropriate for current needs by way of size or design in the countryside. As a result, the policy will seek to provide new, suitable homes to meet local housing needs and helps to maintain the existing housing stock. • The impact is therefore major positive.
SO15	HEALTH & WELLBEING					• No significant impact.
SO16	QUALITY OF LIFE & PLACE					• No significant impact.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No: HO17				Policy: Replacement Dwellings in the Countryside															
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 replacement of an existing dwelling in the countryside will be permitted subject to all of the criteria set out in the policy being met. • Where replacement dwellings are permitted, planning conditions may apply to remove permitted development rights where the replacement dwelling has increased its overall floorspace from the existing dwelling and where further increases may result in an unacceptable development as per the criteria above; and / or require the removal of the existing dwelling where an alternative location is proposed to prevent the development of isolated homes in the countryside. • Other mitigation measures to ensure good design and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to the Natural Environment, Historic Environment, Housing and Infrastructure.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering proposals for the replacement of dwellings outside of development boundaries in the District, whilst ensuring the necessary safeguards are in place to address the character, viability, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing**

	• The policy will enable the delivery of proposals for the replacement of existing dwellings in the countryside where the existing dwellings are of a permanent and of substantial construction and only on a 'one for one' basis. • The policy has been informed by national policy (the NPPF). • Replacement dwellings supported by the policy, will ensure that properties in disrepair or not appropriate for current needs by way of size or design are made suitable to meet local housing needs, which will help to maintain the existing housing stock. Minor Positive Effects: **SO5 Soil, Land & Minerals SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage and SO13 Travel & Accessibility** • The policy will ensure issues of character, heritage, other site specific constraints and local housing needs are considered in the decision-making process. • The replacement of dwellings will reduce the need for new residential development on greenfield sites by providing a dwelling on a site that is considered as previously developed land. • The policy will ensure that the design of a proposed replacement dwelling does not result in adverse harm to the overall character and appearance of the area, taking into account the surrounding landscape, built form, neighbouring amenity and existing street scene. • A replacement dwelling must be of a comparable size and scale to the original dwelling and be located within the footprint of, or as close as practical to, the existing dwelling within the residential curtilage unless an alternative position would result in clear landscape, heritage, access or amenity benefits. • The policy will require the proposed replacement dwelling to be designed to ensure suitable access which could create safer routes. 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.

HO18 Extensions and Alterations to Existing Dwellings, Outbuildings and Annexes

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO18 Policy: Extensions and Alterations to the Existing Dwellings, Outbuildings and Annexes
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• No significant impact.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• No significant impact.
SO4	WATER RESOURCES & QUALITY					• No significant impact.
SO5	SOIL, LAND & MINERALS					• No significant impact.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• No significant impact.
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact.
SO9	BIODIVERSITY					• No significant impact.
SO10	LANDSCAPE & TOWNSCAPE					• The policy will ensure proposals are permitted where they are designed to respect the scale, form, proportions, materials, height and massing of the existing dwelling. • Proposals will also be permitted where they are designed to be in keeping with the appearance and general design of the original dwelling. • Proposals for extensions and alterations, should be physically and visually subservient to the dwelling, including its roof form, taking into account its original form and the cumulative impacts of existing extensions on the property. • Proposals for subsequent extensions and alterations to converted rural buildings, should not detract from the original form and character of the building.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO18 Policy: Extensions and Alterations to the Existing Dwellings, Outbuildings and Annexes
		S	M	L	Overall	Commentary
						• Proposals for outbuildings, should respect and respond positively to the character, appearance and setting of the main dwelling within its plot and the surrounding area, through their siting, scale and massing, design and materials. • The policy could contribute positively to the District's landscape and townscape. • The impact is minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy offers opportunities for proposals for extensions and alterations to existing residential dwellings and for proposals for outbuildings and annexes within their curtilages to respect the historic landscape of the District. • The impact is therefore minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.
SO14	HOUSING					• The policy will allow local residents to extend or make alterations to their existing dwelling or to construct an outbuilding and/or annex accommodation as a family home in order to meet their housing needs. • The ability for local residents to extend and make alterations to existing dwellings or construct an outbuilding or annex can greatly improve the existing housing stock available within the District. • The impact is therefore major positive.
SO15	HEALTH & WELLBEING					• The policy will have positive outcomes for health and wellbeing as housing needs could be met through a well-designed proposal for an extension, alteration, outbuilding or annex that provides sufficient external private space for the occupiers of the dwelling. • The policy can support more housing needs, support diverse health needs and have positive outcomes for health and wellbeing, which will contribute to a reduction in health inequalities. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy will ensure the needs of the local population are met by ensuring a sufficient external private space is created to accommodate their housing needs, which is likely to enhance the quality of life of the occupiers of the existing property.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: HO18 Policy: Extensions and Alterations to the Existing Dwellings, Outbuildings and Annexes
		S	M	L	Overall	Commentary
						• The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No:HO18				Policy: Extensions and Alterations to the Existing Dwellings, Outbuildings and Annexes														
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	• Where an annexe is permitted, the Council will consider whether a planning condition or Section 106 Planning Obligation should be applied or signed to ensure that the proposed annexe is tied with the existing host dwelling. • In cases where an extension, outbuilding and/or annex is permitted, particularly in rural locations, the Council will consider attaching a planning condition(s) to that approved planning permission to remove permitted development rights where it is considered that subsequent extension to the dwelling will adversely impact the character of the area, or the amenities of neighbouring occupiers. • Other mitigation measures to ensure good design and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to the Natural Environment, Historic Environment, Housing and the Spatial Strategy.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering proposals for extensions and alternations to existing residential dwellings and for proposals for outbuildings and annexes within their curtilages, whilst ensuring the necessary safeguards are in place to address the character, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing** • The policy will apply where an extension, alteration, annex or outbuilding requires planning permission.

	• The policy enables the delivery of extensions and alterations to existing residential dwellings, outbuildings and annexes within their curtilages. • The ability to extend and make alterations to existing dwellings or construct an outbuilding or annex though the policy can greatly improve the existing housing stock available within the District, particularly to provide more space for home working or to accommodate a disability or annex accommodation at a family home. Minor Positive Effects: **SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing and SO16 Quality of Life and Place** • The policy will ensure proposals are permitted where they are designed to respect or are in keeping with the appearance and general design of the original dwelling, which will ensure that proposals offer opportunities for the historic environment to be protected and enhanced. • The policy supports well-designed proposals for an extension, alteration, outbuilding or annex that provides sufficient external private space for the occupiers of the dwelling, which is expected to have a positive impact on health and wellbeing, and the quality of life of local people. • The policy will ensure other site specific constraints and local housing needs are considered in the decision-making process. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

HO19 Extensions to Residential Gardens

SUSTAINABILITY OBJECTIVE		Effects				Policy No: H019 Policy: Extensions to Residential Gardens
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• No significant impact.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• No significant impact.
SO4	WATER RESOURCES & QUALITY					• No significant impact.
SO5	SOIL, LAND & MINERALS					• No significant impact.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• No significant impact.
SO8	GREEN & BLUE INFRASTRUCTURE					• No significant impact.
SO9	BIODIVERSITY					• No significant impact.
SO10	LANDSCAPE & TOWNSCAPE					• The policy includes a requirement for extensions to gardens of existing dwellings in the countryside to avoid a detrimental harm to the intrinsic value and character of rural areas. • Extensions to the gardens of existing dwellings in the countryside will only be supported where the proposal is modest in area and the change of use and potential domestic paraphernalia will not harm the rural character of the area. • The policy requires proposals to match the existing pattern of surrounding residential development, or the presence of landscape features such as a hedgerow, watercourse or woodland and to respect the visual amenity or privacy of a neighbouring dwelling. • The policy aims to protect the idyllic landscape of Wealden's countryside, particularly within the setting of the SDNP and within/adjacent to the High Weald AONB.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: H019 Policy: Extensions to Residential Gardens
		S	M	L	Overall	Commentary
						• The impact is therefore minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• No significant impact.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.
SO14	HOUSING					• The policy provides an opportunity for gardens of existing dwellings to be extended in the countryside to accommodate other uses required for a purpose incidental to the enjoyment of the existing dwellinghouse such as outbuildings, and/or to meet the housing needs of occupiers of the existing dwelling, for example, for use as a garden or for use as car parking. • The impact is minor positive.
SO15	HEALTH & WELLBEING					• The policy is likely to have positive outcomes for health and wellbeing as the housing needs of occupiers of an existing dwelling are met. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy will ensure the needs of occupiers of an existing dwelling are met as it provides an opportunity for gardens of existing dwellings to be extended in the countryside to accommodate other uses and this is likely to enhance the quality of life of the occupiers of the existing property. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No: HO19				Policy: Extensions to Residential Gardens															
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	• Extensions to the gardens of existing dwellings in the countryside will only be supported where the proposal meets the requirements set out in the policy. • Where an extension to a residential garden is permitted, the removal of permitted development rights for the erection of outbuildings and provision of hard surfaces may be applied. • Other mitigation measures to ensure good design and layout and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to the Natural Environment, Housing and the Spatial Strategy.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering extensions to the gardens of existing dwellings in the countryside whilst ensuring the necessary safeguards are in place to address the character, site specific constraints and local housing needs.
Summary	Major Positive Effects: None Minor Positive Effects: **SO10 Landscape & Townscape; SO14 Housing**; **SO15 Health & Wellbeing; SO16 Quality of Life and Place**

	• The policy will enable the delivery of proposals for the extension of residential gardens in the countryside. • Due to the district's agricultural heritage, the policy will allow redundant agricultural land that surrounds many countryside settlements which form gardens to be extended. Whilst such extensions to residential gardens can be appropriate, it is considered that introduction of other uses such as car parking and outbuildings in the countryside can be detrimental to the intrinsic value and character of rural areas. • The policy will ensure that issues of the character and visual amenity, other site specific constraints and local housing needs are considered in the decision-making process. No Significant 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; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centres** and **SO20 Education & Skills** Minor Negative Effects: None Major Negative Effects: None Uncertain: Overall, the policy is shown to have a Minor Positive effect.