Wealden District Council

Initial Sustainability Appraisal Appendices A1 – A8

Wealden Draft Local Plan (Regulation 18)

March 2024

Wealden
District Council

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A1 SEA and SA Requirements

Information required in the Environment Report according to the SEA Directive	
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Article 5.2).	This Initial SA Report (2024) and the SA Scoping Report (2023), together with any relevant updates, constitute the 'Environmental Report' required by the SEA Regulations
The information to be given in the report is set out in **Article 5 and Annex I of the Directive** as follows:	

	SEA Directive Requirements	Location in SA Report
a	An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plan and programmes	Non-technical summary Sections 3 and 4 of Interim SA report
b	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Scoping Report and Section 3 of Interim SA Report
c	The environmental characteristics of areas likely to be significantly affected	Scoping Report, Section 4 of Interim SA Report
d	Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Section 4 of Interim SA Report
e	The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 3 of Interim SA Report and Appendix A of Scoping Report

A1 SEA and SA Requirements

f	The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Section 6, 7 and 8 of Interim SA Report Appendices A5, A7, A8 and A9
g	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Section 10 of Interim SA Report Appendices A5, A7, A8 and A9
h	An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Sections 2, 6, 7 and 8 of Interim SA Report Appendices A5, A7, A8 and A9
i	A description of measures envisaged concerning monitoring in accordance with Article 10 Sections 2 and 9	Section 10 of Interim SA Report
j	A non-technical summary of the information provided under the above headings.	Non-technical summary

A1 SEA and SA Requirements

Consultation:		
	• Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4) [Regulation 12 (5)]	Scoping report issued to statutory consultees for consultation (June - August 2023). Responses to consultation provided in Section 2 of the Interim SA Report, Appendix A2 and Council website
	• Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2) [Regulation 13]	Scoping Report 2023 Interim SA Report January 2024
	• Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).	N/A
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8) Provision of information on the decision:		
	When the plan or programme is adopted, the public and any countries consulted under Art.7 shall be informed and the following made available to those so informed: • the plan or programme as adopted • a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with the measures decided concerning monitoring (Art. 9 and 10) [Regulations 14 & 16]	This will be undertaken on adoption of the Local Plan.

A1 SEA and SA Requirements

Monitoring		
	• Monitoring of the significant environmental effects of the plan or programme's implementation (Art. 10) [Regulation 17]	N/A. To be undertaken following the adoption of the Local Plan.
Quality assurance:		
	• Environmental reports should be of a sufficient standard to meet the requirements of the SEA checklist Directive (Art. 12).	

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
STATUTORY CONSULTEES				
SASR25 Environment Agency	PPPs Appendix A	The Environment Agency are satisfied that all relevant plans, policies and programmes relevant to our remit have been included.	Comments noted.	None
	Chapters 5 to 18	To the best of our knowledge the baseline data seems up to date and accurate. We are aware that a level 2 strategic flood risk assessment is currently being undertaken. Once this has been completed the data within it should be used in the sustainability appraisal.	Comments noted. We will use the latest data from the Level 2 strategic flood risk assessment as relevant to the SA once it becomes available alongside any other relevant evidence.	None
	Chapters 5 to 18	The Consultee is pleased to see that the key sustainability issues, relevant to our remit, have been identified in relation to climate change, biodiversity, water resources, flooding and soil and land contamination.	Comment noted.	None
	Chapter 19 –Table 19.1	The Consultee agrees with the SA objectives identified and thinks that the indicators set out in the SA framework are appropriate.	Comment noted.	None
	Chapter 19	It is the Environment Agency's view that the appraisal methodology is appropriate, clear and complete. The EA has a range of data that can be used to monitor the Local Plan some of which has been identified. A range of data is available as open data including the water quality status for individual Water Framework Directive water bodies. These are available on the Catchment Data Explorer. Data can also be provided on the number of planning decisions against EA advice in relation to flood risk.	Comment noted and we report data on planning decisions within the Authority Monitoring Report annually.	None
SASR37 Historic England	Any other comments	Historic England is content that the Scoping Report for the district's Local Plan adequately covers issues that may arise in respect of the potential effects of proposed development sites on heritage assets. Historic England has prepared generic guidance with regards the local plan process which the Council may find helpful historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/heag036-sustainability-appraisal-strategic-environmental-assessment/	Link to guidance added to Appendix A	Amended

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL AUTHORITIES AND PARISH COUNCILS				
SASR12 Heathfield & Waldron Parish Council	PPPs Appendix A	The Consultee recommends the inclusion of other relevant non-government plans such as: • National Trust (NT) inputs - reports etc. • The Canal and River Trust (CRT) • Network Rail Control Period 7 Strategic Business Plans • UKHSA strategic plan 2023 to 2026 • OECD - Employment Outlook 2023, and others • SuDS information (Susdrain etc.) • RICS - The future of sustainable building materials • Regional, and Company specific plans for water and sewerage services, gas and electricity supply.	The Council will consider further information / data on sustainability	To be considered as the Council's evidence base progresses as relevant
	Chapter 4	Some additional sustainability sources should be considered from UK Universities such as- Sussex, Sheffield, Cardiff, UCL, Anglia Ruskin, Imperial College	The Council will consider further pieces of work on sustainability including those published by universities as relevant.	To be considered as the Council's evidence base progresses as relevant
	Chapter 19	The objectives and indicators set out in the Sustainability Framework are considered appropriate but would like the district's priorities to be kept in mind including sustainability and climate change.	The emerging Local Plan will be informed by the SA and other evidence base work. Sustainability and climate change are key issues, which are considered as part of the SA.	None
		The Sustainability Methodology is considered suitable, but prioritisation is unclear.	The SA regulations require the assessment of the likely significant social, economic and environmental impacts of the plan. No SA Objective has priority over the other.	None
SASR13 Crowborough Town Council	PPPs Appendix A	There is no appendix 1 so we think this should read Appendix A	Comment noted.	None
		Given the acceleration of the climate change crisis and missing the target of no more than 1.5 degrees, is it possible for Wealden's net zero target to be brought forward from 2050?	Although Wealden's net zero target is currently 2050, the Council will seek to use the opportunity of the new Local Plan to implement a stronger policy approach on climate change to enable the target to be met sooner if possible.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL AUTHORITIES AND PARISH COUNCILS				
		Health and Care Act. While laudable, the reality is that there are not sufficient NHS doctors and dentists already and it seems that the District has no ability to improve the situation.	Matters relating to the requirement for infrastructure provision, including NHS healthcare provision will be taken into account in the development of the local plan policies and SA. All infrastructure provision will be dealt with through the Infrastructure Delivery Plan (IDP), which will support the new Local Plan.	None
		Welcome policies to deliver water and dispose of waste water without polluting our streams and rivers but can Wealden control this.	Noted. Wealden works in partnership with Southern Water who are the statutory undertakers.	None
		Support the delivery of good public transport but can this not only be delivered by national govt.	East Sussex County Council is the highway authority. The Council works in partnership with the County Council to help identify and address shortfalls in public transport. The new Local Plan provides the opportunity to boost sustainable travel options and this will be a key consideration as the Plan progresses. The Infrastructure Delivery Plan (IDP) will also set out the transport needs for the district to support growth. This will also be facilitated by East Sussex County Council's Local Transport Plan 4, which has just been released for consultation.	None
		We would like to see a stronger statement of wellbeing for all our residents.	Noted. This will be considered as part of the plan-making process.	None
		There appears to be a lack of attention to the needs of teenagers.	This matter will be considered in the evidence base and Local Plan policies.	None
	Any other comments	The corporate plan is to be renamed.	The Corporate Plan has been renamed the 'Council's Plan'.	None
	Baseline	The data of social deprivation appears dated.	The data is the most up-to-date data available.	None
	Any other comments	Why is there no consultation with our own local groups such as the Alderbrook and Jarvis Brook Residents Associations, Clued up, Wealden Senior Citizens partnership, CAB, Foodbanks?	Noted. A Local Plan database is held of organisations and individuals who have expressed an interest in the Local Plan preparation. To be notified of all Local Plan information, please register here Overall, this was a public consultation and the Council advertised the consultation widely in	None

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LOCAL AUTHORITIES AND PARISH COUNCILS				
			accordance with its Statement of Community Involvement.	
	Any other comments	Is there not more up to date information on the cost of living crisis and the impact of Covid.	There is no data in relation to the impact of Covid, however, there is data released by the Local Government Association between 2019 and 2023 on the cost of living crisis, which covers years both during and post covid. We have updated the report accordingly.	Amended
	Chapter 11 Economy	Is it still the case that the north is better off due to out commuting to centres of economic high performance?	This is a complex issue and is considered within our evidence base such as the Employment and Economic Study for Eastbourne and Wealden (2022) and Economy Study and the Wealden Local Housing Needs Assessment (2021) for example.	None
		Would like to seek a review of the reduction of the conservation area in Crowborough.	This matter is noted by officers but goes beyond the scope of the SA Scoping Report. Conservation Areas were reviewed in 2017 and there is not a plan to review these further currently. Further information can be found in the Draft Crowborough Conservation Area Character Appraisal (Nov 2020): https://www.wealden.gov.uk/planning-and-building-control/heritage/conservation-areas/	None
	Sustainability Issues & Objectives	All very laudable but how will it be delivered?	The new Local Plan will set out the strategy and policies for future development, which will be tested through the SA. Each SA objective has sustainability indicators attached to enable future monitoring of delivery. (see Table 19.1 SA Framework).	None.
	Indicators & SA Methodology	No new home should be flooded.	Flood risk will be addressed in the Strategic Flood Risk Assessment (SFRA) and the relevant Local Plan policies. Development in the floodplain will be avoided and where appropriate, flood defences will be expected to be incorporated in new developments.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL AUTHORITIES AND PARISH COUNCILS				
		Should all new housing provide office space given the new trend of working part of the week from home.	Housing and employment requirements will be considered as part of the evidence base, the SA and the relevant Local Plan policies.	None
		Clearly a lot of work has gone into producing this document but it is very dense and without expertise difficult to respond to. We don't know if this is prescriptive but a rethink on how it is laid out so that it is more easily accessible to the public would be appreciated.	As far as possible, we ensured that the Scoping Report was clear and non-technical, enabling the content of the report to be understood by a wide range of audiences in the local community. We will continue to consider the accessibility and readability of work associated with the Local Plan as far as we can.	None
		There are lot of good ideas but there are tensions: build more houses to meet demand but retain green fields when we are told most new housing will have to be in green fields.	It is part of the Local Plan process to deal with these tensions and provide a balanced strategy to deliver sustainable development for the district. The SA will be used to assess different options to enable the most sustainable outcome possible.	None
		There is no methodology or leadership in this document as to which laudable statement should now be given priority or carry the most significant weight. Perhaps that comes within the Local Plan itself?	The Scoping Report sets out the methodology of the SA in Chapter 19, which has been prepared in accordance with the regulations and guidance. The strategy for the District and the potential growth options will be developed as part of the plan-making process and will be tested through the SA. The Scoping Report sets out the proposed approach not the policy decisions.	None
		We hope that the Local Plan will be ambitious in delivering swimming, sports halls and other health and fitness opportunities.	All infrastructure requirements to support future growth will be considered as part of the SA & Local Plan process.	None
SASR15 Willingdon and Jevington Parish Council	Chapter 14 Water	Upgrading the Water, Pollution and Sewage requirements due to over building in the area.	The Council is working with South East Water to ensure that the water supply is sufficient, and Southern Water (the wastewater provider) to understand the current capacity for waste water and to understand whether shortfalls exist and identify opportunities to improve treatment works to support future growth where this is identified to be required.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL AUTHORITIES AND PARISH COUNCILS				
	Chapter 8 Health & Wellbeing Pages 56 & 57	Recreational facilities in Willingdon have not been sufficient for many years. The new Leisure centre north of Hailsham will not be easily accessible to our residents if the proposed centre is moved north of the Boship roundabout due to the lack of public transport.	Matters relating to the requirement for infrastructure provision including recreational facilities will be considered in the evidence base, the SA and local plan policies. This includes the accessibility of facilities for both existing and new residents.	None
	Chapter 8 Health and Wellbeing Page 59	The Parish Council has actively been pursuing options and ideas for extra Cemetery land for years but to no avail. The PC wants to secure future Cemetery space in Willingdon for residents.	Comments noted. Matters relating to the requirement of infrastructure provision, including burial space will be considered as part of the plan-making process.	None
	Chapter 8 Health and Wellbeing Page 62, 8.54	Willingdon has been omitted in the identified gaps in open space provision. There is plenty of room for improvement in Local parks and gardens, Country parks, nature reserve, common or woodland, play areas for children, teenage provision, general amenity greenspace, allotments, additional Cemetery land, civic spaces & outdoor networks.	These issues have been noted by Officers and will be considered in the evidence base and the preparation of the Local Plan.	None
	Chapter 8 Health and Wellbeing Page 63	There is a lack of facilities in Willingdon for: Care Homes, Poor access to medical facilities e.g. getting doctor's appointments, lack of heath & well-being and no of mobility access in green spaces.	Noted. All infrastructure requirements to support future growth will be considered as part of the SA and the Local Plan processes.	None
	Chapter 9 Housing Page 72 9.42	The analysis suggests there is a current shortfall of accommodation with which the PC strongly agree. The Members feel strongly that one of the main reasons for lack of accommodation is that WDC keep allowing loft conversions and extensions to the existing bungalows. Willingdon has no sheltered or retirement housing and it would be valuable to Willingdon to have a retirement village. Residents that have lived in the area all their lives should be entitled to stay in Willingdon and therefore provision should be made to accommodate older persons.	Noted. All matters relating to housing deliverability and supply will be considered further as part of the plan making process including housing for older people. The Local Plan provides the opportunity to identify a sufficient supply of sites to meet local housing needs across the District.	None.
	Chapter 10 Education & Skills Page 81	Concerns about the current oversubscribing of the schools in Willingdon, without the added stress of accommodating more children once all the proposed developments start being built. The data does not consider the different catchment areas and the impact this has on the schools.	Noted. The Council is working with East Sussex County Council as the education authority, and local schools in the district, to ascertain where capacity exists and where demand is likely to be greatest to	None.

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL AUTHORITIES AND PARISH COUNCILS				
		Both Willingdon schools are oversubscribed now according to the data.	ensure that sufficient school places are made available to support future growth.	
	Chapter 1 Water /Pollution	The Members noted that despite planning permission being granted to Southern Water to upgrade the Hailsham South WwTW's in January 2020, this has not happened yet. The existing systems cannot cope with the amount of wastewater and is extremely oversubscribed due to the continuous building of houses in this area. No improvements have been made to accommodate all the excessive sewage.	Comment noted. Southern Water is the wastewater provider in the district. The Council is working in partnership with Southern Water to understand where capacity exists and to understand any shortfalls. .	None
	Chapter 17 Transport	The data provided highlights the casualties from the already busy congested roads that are in the whole of Willingdon. There is a lack of public transport through Willingdon. There is a lack of parking in Jevington and the road can get very congested and dangerous especially at the weekends. WDC need to provide better car parking provision. There is not enough bus provision through Jevington to help the environmental impact from vehicle use.	The Council is actively engaging with East Sussex County Council and other transport infrastructure providers and operators such as National Highways on an ongoing basis to ensure the district's infrastructure requirements are addressed by the new Local Plan. The SA will also consider the issues around public transport, parking and highway safety concerns.	None
	SA Objectives & Indicators	All new houses should be provided with solar panels and this should be a WDC policy	Noted. This matter will be considered as part of the evidence base and development of planning policies.	None
		There should be construction of new reservoirs before any new houses are built in this area.	Noted. The Council is working in partnership with South East Water the delivery body for new reservoirs and will safeguard land should a new reservoir be required within the District.	None
SASR20 Tunbridge Wells Borough Council (TWBC)	PPPs Appendix A	Do not consider there to be any relevant plans, policies or programmes which have not been included.	Comments noted.	None
	Baseline data	Additional sources of data which could be considered include: • Excess winter mortality • Long term vacant dwellings • People who provide unpaid care • 3-year business survival rates • Priority B-Lines – the Buglife project includes B-Line pollinator routes through Wealden.	Data has been added to the SA Scoping Report at chapter 8, chapter 9, chapter 5, chapter 11. In relation to Priority B-Lines, paragraph 15.49 has been updated to include 'other relevant projects' rather than talking to the Priority B-Lines project. There are many projects that can be considered as part of future green infrastructure and biodiversity work.	Amended

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL AUTHORITIES AND PARISH COUNCILS				
		It is also noted that previous comments for the draft SA Scoping Report July 2020 made two suggestions which have not been included: • Reference to historic assets being important from a mental health and wellbeing perspective. • The Economy and/or Transport, Connectivity and Communications chapter/s could mention the economic impacts of access to useful broadband speeds.	Noted. New wording relating to the specific matters raised has been added in the relevant chapters. Chapter 12 – para 12.10-12.11 Chapter 17 – 17.42	Amended
	Chapter 6 Climate Change	The net zero target for WDC is 2050, whilst for TWBC it is a more ambitious 2030.	Comment noted.	None
	Chapter 19	The sustainability objectives and indicators are considered appropriate.	Comment noted.	None
	Chapter 19	It is noted that the proposed scoring system for the WDC SA ranges from - - to + +. It is considered by TWBC that it could be worth expanding the range from - - - to + + +.	Comment noted. We consider the proposed scoring ranges appropriate and have received advice on this matter.	None
	Any other comments Chapter 7 Air, Light & Noise	Whilst it is acknowledged there are no AQMAs in Wealden District, reference should be made to the nearby A26 AQMA in Tunbridge Wells in the Air, Light and Noise chapter. Any traffic implications on the A26 to and from the northern part of WDC will have an impact on the AQMA.	Noted. The text has been amended at para 7.5 to acknowledge the AQMA in Tunbridge Wells	Amended
	Any other comments	It is good to see that most of the comments made by TWBC for the draft SA Scoping Report July 2020 have been addressed and included where relevant within this version.	Comments noted.	None
SASR22 Hailsham Town Council (Troy Planning)	PPPs Appendix A	Pleased to note that the list of International Plans, Policies and Programmes makes reference to the UN Sustainable Development Goals (SDGs), the Localism Act, the Neighbourhood Planning Regulations and the Future Building Standard. Neighbourhood Plans should also be reviewed and aspirations reflected within the Local Plan.	Comments noted.	None
		Reference to the Quality of Life Framework published by the Quality of Life Foundation in 2021 is omitted. The inclusion of the Framework is pertinent given suggested	The Quality of Life Framework has been added to Appendix A under National – Guidance and other Reference Documents and Sustainability Indicator	Amended

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL AUTHORITIES AND PARISH COUNCILS				
		Sustainability Objective SO16 relating to 'Quality of Life & Place'.	(SO16), reference is also made at the Key PPPs section under Chapter 8 (Health and Wellbeing).	
		The Scoping Report should refer to the TCPA Guidance to 20-minute Neighbourhoods, which should be reflected in policies within the Local Plan to help make sustainable, healthy, active and inclusive places.	The guidance has been added to Appendix A under National – Guidance and other Reference Documents and reference made at the Key PPPs section under Chapter 17 Transport	Amended
		Sport England has recently published their updated guidance on Active Design, prepared with support from Active Travel England (ATE). Key documents published by ATE should also be referenced. These include: • Gear Change; and • Cycling and Walking Investment Strategy	The suggested documents have been added to Appendix A under National Guidance and other Reference Documents and National Government Strategies and Plans respectively, and reference made at the Key PPPs section under Chapter 17 Transport, Connectivity and Communications.	Amended
		BREEAM Communities sustainability framework should be considered.	The 'BREEAM Communities sustainability framework' has been added to Appendix A.	Amended
	Chapter 8 Health and Wellbeing	The health of residents is an important component of the SA process. Information on health can be obtained at constituent level based on NHS digital data (see link below). It is not clear whether this or similar information is included within the baseline. The Town Council recommends that this information is utilised as appropriate https://commonslibrary.parliament.uk/constituency-data-how-healthy-is-your-area	Similar data was sourced from the ONS Census 2021 and East Sussex in Figures for the Scoping Report Update. However, for areas where there are identified concerns the more detailed evidence provided by the House of Commons Constituency Data will be assessed as part of the delivery the Health Impact Assessment Policy thresholds. Para 8.4 has been amended accordingly.	Amended
	Chapter 17 Transport	Although the Scoping Report makes reference to walking and cycling levels, which the Report notes as being low, it does not consider the potential take up of cycling. The Propensity to Cycle Tool is helpful and can be used to indicate where interventions might be targeted. The Tool can be accessed via the link below: https://www.pct.bike/ WDC needs to take a lead in shaping change and communicating the benefits of modes of travel that are not reliant on the private car.	Noted. East Sussex County Council as the highway authority is responsible for the Cycle Network, with the future plans for the district included within the Local Cycling and Walking Infrastructure Plan (LCWIP). Sustainable travel will be a key consideration in the new Local Plan including identifying key locations for sustainable travel improvements.	None
	Chapter 6 Climate Change	The Community Carbon Calculator developed by IMPACT, developed by the Centre for Sustainable Energy and partners, can be used to visualise the carbon footprint, by	Officers have noted this data source and will consider it further as part of the plan-making process.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL AUTHORITIES AND PARISH COUNCILS				
		type (e.g.: development, transport etc) at local authority, ward and parish level, and thus where action needs to be taken to tackle climate change: https://impact-tool.org.uk		
	Chapter 19 Table 19.1	SO1: The objective is framed around by the district being net zero-carbon by 2050 'or sooner'. This is poorly defined and lacks ambition. Although 2050 is the legally binding target that the UK Government has committed to, WDC should be more proactive in moving towards zero-carbon. This is crucial in Wealden given the sensitive nature of the environment and impacts on assets such as the Ashdown Forest and Pevensey Levels. These assets cross-boundaries and thus impacts and mitigations need to be considered at the 'wider-than-District' level.	Comment noted. Although the Wealden's net zero target is 2050, the Council will use the opportunity of the new Local Plan to implement a stronger policy approach on climate change to enable the target to be met by 2050 or sooner. The Council will shortly be updating its Climate Change Action Plan and will obtain climate change evidence to support plan-making.	None
		SO3: Flood Risk is not just related to climate change but also the way in which we change our environment. The prevalence of hard standings in our urban environments, including the paving over of front gardens, exacerbates the risk of flood risk from surface water run-off. It is not clear that the objective fully recognises this.	The wording of SO3 states 'taking account of climate change' The DMC 3.1 relates to flooding from all known sources taking account of climate change and DMC 3.4 Encourages best practice measures for managing flood risk (SuDS and other flood alleviation measures). The SO is considered appropriate.	None
		SO9: This objective refers to the protection and enhancement of biodiversity and geodiversity. With the requirement for biodiversity net-gain established in the Environment Act, the Town Council suggests that the objective should also cover new and expanded areas of biodiversity.	Sustainability Objective S09 refers to the protection and enhancement of biodiversity and geodiversity in a broad context, which would include any new or expanded areas. The DMCs provide further detail on the protection and enhancement needed. The objective is therefore considered adequate.	None
		SO10: This objective is about landscape and townscape, but the objective itself only refers to landscapes.	Noted. 'Townscapes' has been added to Sustainability Objective S10 (Landscape and Townscape)	Amended
		SO13: This objective is framed such that 'efficient patterns of movement' are referenced first. This could be inferred by some to mean that any issues in respect of traffic flow, speeds and volume are addressed and which support use of the private car, particularly for shorter journeys. In line with Government guidance, the Town Council suggest that	Noted. The name of the Objective is Sustainable Travel and Accessibility which is supported by several DMCs the first of which is to reduce the need to travel by car. The objective is therefore considered adequate.	None

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LOCAL AUTHORITIES AND PARISH COUNCILS				
	Chapter 19 Table 19.1	the objective is reframed such that reference to active travel features first, followed by public transport, and then other modes.		
		SO17: This objective refers to 'improving access to societies resources'. The Town Council questions what is meant by 'societies resources'. If it means social and community infrastructure, then this needs to be clear	Noted. Wording changed to: 'To tackle social deprivation by improving access to essential services and facilities, supporting diversity and equality for all.'	Amended
		SO3: The indicators do not capture efforts to manage and reduce vulnerability to flood risk. These should consider the mitigations put in place.	Noted. The potential mitigation measures are not currently monitored by the Council. Schedule 3 of the Flood & Water Management Act, which is expected to make SuDS mandatory for new development will be introduced in 2024	None
		SO8: This objective refers to the quality of and connectivity between green infrastructure. However, the indicators do not provide a way of measuring this as they simply refer to the quantum of infrastructure and distances to it.	Noted. The Council does not have the resources to measure the quality of green infrastructure. A new indicator has been added at 8.6: Quantity of open spaces provided through residential developments annually (Council Records).	Amended
		SO9: The Indicators only refer to biodiversity net-gain in respect of strategic allocations. The Town Council questions why the indicator is limited to strategic allocations only and how these are defined. It is clear that the Natural England biodiversity metric applies to all development classified as 'major' and that there is an expectation that net-gain should be delivered by development of all sizes, with a Small Sites toolkit also prepared as part of the Natural England Metric. This should be reflected in updates to the Indicators.	Noted. The Council is aware that BNG is to be applied to a wide variety of sites, including smaller sites. However, to monitor all sites for BNG (including the smallest sites) is resource intensive and the Council is aiming to ensure that at least all the sites included within the Local Plan meet the aim of this indicator. We have updated the indicator to cover 'allocations' in the Local Plan.	Amended
		SO10: It is entirely unclear how and why records of completions are to be used as a measure of protection for and enhancement of urban and rural landscapes. It does not reflect the balance of needs across the district, nor the quality of development that might come forward, and how this could help strengthen land and townscapes. This is	Noted. Sustainability indicators need to be measurable and quantifiable. The indicators identified within SO10 are considered to be quantifiable and show the levels of development within nationally designated landscapes, and how development is distributed over time to those landscapes. It is noted	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL AUTHORITIES AND PARISH COUNCILS				
	Chapter 19 Table 19.1	reflected in some of the questions posed under the list of Decision Making Criteria and thus need carrying across into the Indicators.	that a number of issues associated with landscape/ townscape are qualitative and therefore unlikely to be monitored reliably, given that the quality/lack of quality of a development is not viewed in the same way by all. Given the above, the sustainability indicators associated with this SA Objective are considered appropriate and measurable.	
		SO11: It is unclear why the indicators refer to assets 'at risk' but not the total number and location of recorded assets as it is these that help determine the historic value of an area. It is also unlikely that additional assets will be added on a year-on-year basis, and thus the Town Council questions the relevance of this as an indicator. It is also noted that the Objective refers to Cultural heritage as well as historic assets. However, the indicators do not explicitly refer to culture. It is asked how WDC intends to measure this.	Noted. The indicator identifies all heritage assets 'at risk' as defined by Historic England within Wealden District and this does change on a year on year basis and outlines where historic assets require support (i.e. the less heritage assets on the 'at risk' register, the better). This is a measurable and achievable sustainability indicator that has been used by Wealden District council for some time as part of the adopted Wealden District Core Strategy Local Plan (February, 2013). There is limited information on cultural assets within the District other than those that have been designated nationally (i.e. historic parks and gardens, schedule monuments, battlefields) and would be covered through the Sustainability Indicators already identified.	None
		SO13: The first five indicators listed are all geared towards car use, with the time frames outlined (30 minutes) effectively supporting suburban sprawl and inefficient, car-based developments. The objectives and associated indicators should be encouraging and supporting active and sustainable travel and the timeframes used should be reflective of this. The Town Council recommends that the travel times and distances are developed further, recognising that people will be willing to travel different distances for different facilities, reflecting the role and function of the facility, e.g.: local parks should be close to	Noted. The first five indicators listed for SO13 are not geared towards car use and instead endeavour to capture the modes of transport used for different types of travel (i.e. commuting for work, food shops etc.). The aim is of course to reduce the use of private motor vehicles, and this will be reflected in the indicators provided. In terms of the timings identified within the Sustainability Indicators and the information intended to be used, the Department for Transport (DfT) currently utilises 15 and 30-minute	Amended

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	Chapter 19 Table 19.1	home, primary schools should be within a ten-fifteen minute walk, and secondary schools might be further away.	distances for local authority information, 15 mins has therefore been added to the indicator.	
		SO14: It is noted that the indicators cover a range of housing types and tenures, including self and custom build. However, in terms of self and custom build, it only captures new applicants on the Register. The Town Council questions what this will actually help indicate. Unless plots are being provided, codes and passports prepared, the opportunity for self and custom build housing is diminished, which in turn could limit applicants to the Register. The Indicators should therefore also capture the availability of plots for self and custom build, the take-up and delivery of these.	Noted. The Council is required under legislation to hold a self-build and custom build register and this information is provided on our website. The other monitoring indicators suggested are inherently difficult to measure as the take up/purchasing of plots cannot be recorded by the local planning authority as these are private transactions. However, the Council can confirm the number of new self-build and custom build plots granted planning permission (secured through a Section 106 agreement) during the monitoring period. This is to be added to the Sustainability Indicators.	Amended
		SO16: Only two sustainability indicators are presented for this objective. Both relate to crime, yet the objective is about much more than safety, extending to the quality and attractiveness of place. It is also noted that the Decision Making Criteria listed alongside this criteria refer to 'secured by design' principles. However, Appendix A of the Scoping Report does not include this under the list of documents relevant to the SA.	Noted. Reference to 'Secured by design principles' made at Policy Decision Making Criteria for SO16 (Quality of Life and Place) and Appendix A will be updated accordingly.	Amended
		SO19: The indicators refer to change of use in town centres. Given the revision to the Use Classes Order, changes of use within Use Class E are not something that WDC can control, unless WDC has or is proposing to issue an Article 4 Direction. It is thus not clear how useful such an indicator will prove to be. Equally, the percentage of residents living within 30 minutes of a centre tells us very little, and certainly not whether they are making use of and contributing to the economy of the centre. Has WDC considered other indicators, such as visitors to the centres, the frequency and length of visit, the purpose of the visit and expenditure per visit?	Noted. The Council will continue to monitor retail floorspace through the new Local Plan, as it has previously done this in recent years as part of its AMR process. It is contended that the number of residents living within 30 minutes of a town centre (particularly when using a sustainable transport mode such as walking or cycling) is important and can demonstrate (if this indicator increases) a propensity for expenditure within our town centres, albeit that this would need to be seen alongside other sustainability indicators. For other sustainability indicators, such as visitors to the centres, the frequency and length of visit or expenditure per visit,	None

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	Chapter 19 Table 19.1		the Council would not have the resources to undertake this annually as required through the AMR process and cannot rely on any other local information to tackle this.	
		The proposed method follows a standardised approach common to the Local Plan process. The Town Council notes that the SA process can be long and complex, and often impenetrable to many people. This is evident in the Scoping Report which, itself, is almost 190 pages long (excluding appendices). The Town Council supports the use of interactive mapping and presentation of data in digital formats to help communicate and interrogate the outcomes of the assessment and, more importantly, how this is informing decisions in the Local Plan.	Noted. The Council is aware of the push towards digitalisation of the planning system and will address this as far as we are able for this Local Plan.	None
	Any other comments Any other comments	WDC has an excellent opportunity through the new Local Plan to embed approaches to sustainable development into policies and choices around future growth and investment in infrastructure. The Town Council is concerned that, as currently framed, the objectives and indicators do not go far enough towards this and instead risk supporting the status-quo.	The Council will ensure that the new Local Plan is based upon and reflects the need to deliver sustainable development, with clear policies showing how this will be achieved. The SA will test the proposed policies to ensure that sustainable development is suitably addressed and can be delivered.	None
		Work on the production of successful Neighbourhood Plans should be taken into consideration.	Noted. This will be considered.	None.
SASR28 Mayfield & Five Ashes Parish Council	PPPs Appendix A	This is a thorough and conscientiously produced document which considers all relevant policies and programmes.	Comment noted.	None
	Chapters 8 Health and Wellbeing	Can the following data be included: - Section 8 - how many patients per doctor are registered with the various medical practices. It is obvious that provision is under stress in many areas, this will help to identify the particularly difficult areas.	The number of patients registered at specific practices fluctuates and would only reflect the figures at one moment in time. For specific and up to date information, it is recommended that this information is gathered from NHS Digital – Patients Registered at a GP Practice available at https://digital.nhs.uk/data-and-information/publications/statistical/patients-registered-at-a-gp-practice These figures are updated on a monthly basis and reflect a more	Amended

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			accurate picture of the current position at a local level. Additional wording has been added to Paragraph 8.26	
	Chapter 14 Water	Whilst there are many helpful statistics here, you do not seek to identify frequency and duration of water supply problems/shortages. This is becoming a particular problem in a number of areas, of which Mayfield is one.	Noted and we are aware of the issues experienced by residents. The Council is working with water companies to try and help resolve the issues experienced.	None
	Sustainability Issues and Objectives	It is vital that Wealden produce a local plan ASAP. Not having one means, among many other disadvantages, we have much less control over where developers can build houses. Wealden must find five years supply of housing land to control where house building takes place.	Noted. We are currently developing a new Local Plan, which will provide an overarching planning framework for the local area. The Plan will provide the opportunity to identify a sufficient supply of sites to meet our needs.	None
		Sustainability of local communities is affected by housing availability, especially housing which is affordable (not just affordable housing). Policies should be developed which allow priority to such housing and discourage expensive ones especially in an area where housing is so expensive.	Comment noted. The emerging Local Plan will be viability tested to ensure the policies it contains are viable and an appropriate level of affordable housing can be provided.	None
	Chapter 14 Water	It is critical that policy emphasis is given to water supply especially in those areas where shortages occur 2-4 times per year (such as Mayfield). The policy emphasis must be to encourage South East Water to increase supply.	Noted. The issue of water supply will be addressed through appropriate evidence, local policies and the SA and ongoing discussions with SE Water.	None
	Chapter 19	The sustainability objectives and indicators set out in the SA Framework are appropriate and the methodology is suitable, clear and complete.	Comment noted.	None
	Chapters 5 Population & Community 8 Health & Wellbeing	In a predominantly rural area which has an increasingly elderly population, sustainability strategy must be directed to expanding the capacity of GP surgeries where new patients are not being taken on, encouraging the setting up of new surgeries and helping all surgeries to refurbish to ensure that they are allowed to stay open.	Noted. The Council works in partnership with the Integrated Care Board. Infrastructure including the availability of GP surgeries will be considered as part of the plan-making process.	None
	Chapter 11 Economy	Improving the viability of local economies so that they are able to support local services.	Noted. This will be considered as part of the plan-making process.	None

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LOCAL AUTHORITIES AND PARISH COUNCILS				
	Air, Light and Noise	Sources of existing light pollution should be acknowledged and their mitigation should be given greater prominence, including domestically-generated pollution.	Noted. This will be considered as part of the plan-making process.	None
SASR33 Fletching Parish Council	Chapter 5 Population & Community	The document identifies that the 'out-migration of young people will continue due to the lack of affordable homes and availability of suitable higher-paid employment opportunities in the district'. The site of affordable homes and new employment opportunities (eg new business parks) will need to be very carefully identified and positioned. With people living longer and an ageing demographic the Plan identifies that there will be a lack of healthcare facilities and services, as well as a lack of adaptable housing and specialist housing accommodation. While highlighting these issues, the document again does not appear to put forward adequate solutions to overcome them.	The Scoping Report sets out the baseline data and the methodology that will be used in the SA to assess the Local Plan it does not set out draft policies. All matters relating to housing, including affordable housing will be addressed in the evidence base, the SA and development of local plan policies.	None
	Chapter 7 Air, Light & Noise	It would seem to be wise to put any new development close together, where there is public transport to avoid extra commuter traffic for those travelling to work. Sites in Polegate and towards Eastbourne would be more suitable. An additional problem of air pollution is the damage to the eco system and wildlife.	The location of development, transport and the environment will be considered as part of the plan-making process.	None
	Chapter 8 Health & Wellbeing	English Health Index says Wealden has highest positive score in East Sussex but is doing less well regarding personal well-being, access to services and difficulties in daily life, which are going to be dealt with in the Local Plan. The key priorities for future planning in this area will be dealing with ageing population, improving local transport links, encouraging young people to come and creating things for them to do.	Matters relating to the requirements for social infrastructure provision will be addressed in the evidence base, the SA and development of local plan policies.	None
SASR33	Chapter 9 Housing	The revised NPPF proposes that "there may be exceptional circumstances relating to the particular characteristics of an authority which justify an alternative approach to assessing housing need; in which case the alternative used should also reflect current and future demographic trends and	Noted. There is an expectation that the standard method will be used to calculate the local housing need figure and that any other method will be used only in exceptional circumstances. The Council has considered whether exceptional circumstances exist	None

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Fletching Parish Council		market signals". Within this in mind, it would be prudent to define, including within the SA Scoping and process, the nature of such exceptional circumstances and characteristics as a thread through all policy making at the outset.	within its housing evidence base and none have been identified.	
	Chapter 9 Housing	Greater and clearer emphasis is needed on a policy for mix of dwellings by specified percentages, in order to increase small homes of 1 and 2 beds which are most needed. Larger 4 and 5 bed homes are not needed, and their provision is an inefficient use of scarce land resources	Matters relating to housing, including housing mix will be addressed in the evidence base, the SA and development of local plan policies.	None
		Given the ageing population, more explicit policy percentage requirements for lifetime homes and wheelchair accessible homes are required e.g. 10%.	All matters relating to housing, including requirements for lifetime homes and wheelchair accessible homes will be addressed in the evidence base, the SA and development of local plan policies.	None
		Affordable housing percentages should be set within a more effective policy framework. Affordable housing policy should provide for a full mix of social rent, discounted market rent and discounted market sale including by analysis of disposable household income criteria.	Matters relating to housing, including affordable housing will be addressed in the evidence base, the SA and development of local plan policies.	None
	Chapter 10 Education and Skills	Paragraph 10.18 makes no reference to the impending closure of Holy Cross primary school in Uckfield, nor to the outline planning that has been granted for a new primary school in Ridgewood. These are important aspects of the primary education landscape in and around Uckfield.	The Council has provided the school capacities for both primary and secondary education within Uckfield (p82). This shows capacity for schools within Uckfield for both primary and secondary places. The Council will continue to consider the education landscape working in partnership with East Sussex County Council and further information will be provided in the Infrastructure Delivery Plan that will accompany the Local Plan.	None
		Bullets 1 & 4 of the Key Sustainability Issues on p84 seem contradictory – what is the message being conveyed?	Bullet point 1 on page 84 confirms that the district has a lower level of highly qualified residents (at level 4 or above) than the national average. However, bullet point 4 on page 84 confirms that the district still has a higher percentage of residents at level 4 or above than any other category, so both the key	None

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SASR33 Fletching Parish Council			messages are accurate. This is shown in full at Table 10.1, p77.	
	Chapter 11 Economy	The spatial pattern of development implied by the SA Scoping appears in part to be incorrectly analysed and justified. The Employment and Economic Study – Eastbourne and Wealden by Iceni is relevant. The SA Scoping (at para 11.6) wrongly paraphrases the Strategic Economic Plan 2014 thus: the SEP "sought to support the upgrade of the route between Eastbourne and Lewes, to improve connectivity to the A23/M23 and to enhance the accessibility of Newhaven port. Employment growth along the A22/ A27 corridor at the Ashdown Business Park (Maresfield), Uckfield, Hailsham, Polegate, Willingdon and at Sovereign Harbour (in Eastbourne) were all supported and this will be considered in the Local Plan". The SA Scoping, in identifying Key Sustainability Issues (page 92), omits the critical conclusion of both the SEP 2014 and the Employment and Economic Study – Eastbourne and Wealden namely that investment and spatial preference for employment growth should be on the A22/A27 South Wealden corridor in close proximity to Eastbourne and not in the less sustainable and relatively remote location around Uckfield. The Scope of the Local Plan (page 93) should explicitly make this clear since this is a critical matter of sustainability.	The SA Scoping Report does not set out the spatial pattern of development, this will be developed as part of the emerging Local Plan process. The Employment and Economic study is referenced at **para 11.5**. Any decisions on the allocation of employment floorspace will be made via the Local Plan. However, in market terms, it is noted under paragraph 13.17 of the Employment and Economic Study for Eastbourne and Wealden (April 2022) that in spatial terms, there is a need to make provision '*across the district as all towns within both northern and southern industrial estates are essentially full'*. The Strategic Economic Plan (2014) is not a land use plan and does not allocate land for development. It merely identifies growth corridors across the LEP area. It should also be noted that the East Sussex Growth Strategy (December, 2014) under paragraph 1.3 also confirms that '*we have three corridors where there is the greatest capacity to unlock major new commercial and residential development. These are the A21/A259 Hastings-Bexhill corridor,* ***the A22/A26/A27 Eastbourne-Polegate-Uckfield-Crowborough corridor*** *and the Newhaven Clean Tech and Maritime Corridor (emphasis added).* The SA Scoping Report states at p96, bullet point 2, that the Council needs to '*provide new employment allocations, particularly along the A27/A22 corridor, to deliver against the Council's requirement for new employment floorspace'*.	None
	Chapter 11 Economy	The Employment and Economic Study substantially overestimates the total amount of land required. It is noteworthy that low development land density ratios for	The Employment and Economic Study confirms (para.9.17) that to calculate the land requirements to support net changes in employment, the	None

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SASR33 Fletching Parish Council		offices and industrials are used by Iceni. Whilst commonly used in the past, the result is that land would be used inefficiently. Or to put it another way, too much land is allocated because inefficient use is being locked in. Industrial floorspace is converted to a land requirement at an average density ratio of only 0.45. In other words 22,222 sq m of (often green field) land are used to provide only 10,000 sq m of commercial floorspace.	appropriateness of recent development in the district has been revisited and it is considered suitable to apply the plot ratios listed in that paragraph, which is consistent with Wealden's previous 2018 Economy Update report. Any likely requirement for employment floorspace will need to incorporate other land uses, such as green infrastructure, landscaping, parking, access roads, turning spaces for warehouse development etc., which should also consider the likely design of the building (i.e. set back from the road, height etc.). It should also be noted that this is only an estimate of the land requirement, and that each industrial/office/warehouse development will be considered on its own merits in terms of land take.	
	Chapter 11 Economy	On commuting, the SA Scoping relies on 2011 Census Data which is out of date in respect of modern post Covid ways of working including working from home. The data also does not identify the catchment areas of the travel patterns, for example how many commuters are in sectors or employment that are only available in subregional centres such as London, Crawley and major towns outside the District. Such employment is not capable of "transfer" to the District. Thus the crude figure of 28% (para 11.13 and which is out of date) is an overly blunt instrument with which to assess the reality of current and future employment and travel patterns.	The SA Scoping report and the Employment and Economic Study utilise the latest Census data available at the time, which was the 2011 census. The Council will seek to update any relevant information from the Census 2021 as it is released, but commuting flows by local authority have not yet been published (at the time of writing). The Council (at para 11.1 SA Scoping Report) considers the Functional Economic Market Area (FEMA) of Wealden District, which includes Travel to Work Areas (TWAs) and the relationship of Wealden District's residents to employment outside of the district. This is outlined in further detail in the Council's the Employment and Economic Study, Section 2.	None
	Chapter 11 Economy	It is necessary for the SA Scoping to make explicit that major commercial development will not be sited in Biodiversity Opportunity Areas shown in Map 7 (see comment on Section 15). This matter should be identified	The Scoping Report sets out the baseline data and the proposed methodology for the SA. Any decisions on the allocation of employment floorspace are to be made in the Local Plan. Biodiversity Opportunity	None

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SASR33 Fletching Parish Council		as a Key Sustainability Issue and be reflected in the Scope of the Local Plan (page 93).	Areas (BOA) are only one of a host of factors that the Council needs to consider prior to selecting or not selecting a site for an employment allocation.	
	Chapter 12 Cultural, Heritage & Historic Environment	Fletching is one of 41 conservation areas in Wealden and the Council is working on a management plan for these areas.	Noted.	None
		Neighbourhood Plans can put forward their own local list of non-designated heritage assets which don't meet the criteria for designated heritage assets and which will give them special consideration in planning decisions.	This issue has been noted by officers, but the scope of the Fletching Neighbourhood Plan will be determined by the Parish Council.	None
		Part of the Local Plan will be to ensure "development responds sensitively to the landscape and visual characteristics of the site and it's setting enhancing character and views leading to positive impacts on the quality, character and local distinctiveness of the landscape…" could be applied to larger development plans.	Comment noted. All landscape sensitivity matters will be addressed through the appropriate Local Plan policies, the relevant evidence and as part of the SA.	None
	Chapter 14 Water Chapter 14 Water	Local councils must insist that government put in place proper legislation to penalise water companies from wasting water through leaks, dumping untreated waste etc. Or, have a method of putting a water company into "special measures" similar to hospitals, schools etc. to force them to provide the essential product/service.	Comment noted. This goes beyond the scope of the Local Plan, however, the Council will continue to work with utility providers and lobby government where possible.	None
		The local plan relies on data from the EA, why? The Environment Agency is not fit for purpose, is totally underfunded and under-staffed. The council must inform the government and insist that relevant up-to-date data is produced that would be usable for the local plan.	The EA is a statutory consultee who the Council must consult on a wide variety of matters relating to its strategic, operational and regulatory responsibilities for flood risk, water quality, water resources, waste management and controls on certain chemicals.	None
	Chapter 15 Biodiversity	The SA Scoping fails to put the issue of biodiversity, which is essential to all survival including that of humans, at the heart and centre of policy making and sustainability appraisal. Rather Section 15 adopts the traditional and narrow focus which has already been shown to have demonstrably failed.	The purpose of the SA Scoping is to set out the baseline data available, to identify key sustainability issues to inform the development of policies, not make policy decisions. The baseline data considered under Chapter 15 looks extensively at the ecological and biodiversity baseline of the District to inform the SA process.	None

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SASR33 Fletching Parish Council	Chapter 15 Biodiversity	The traditional approach is to designate a hierarchy of limited protected areas. What this approach does not do is, firstly, to assess the baseline in detail across the District as a whole and, secondly, to make fully informed judgements well before land allocations are made. The site specific ecological and other environmental impact assessment is wrongly left until development of an allocated site has already been brought forward in the planning application process. This is too late for a proper relative ecological and environmental assessment of all sites to be undertaken.	The SA Scoping sets out the ecological and biodiversity baseline of the District, which will be used to inform the Local Plan. Site specific ecological assessments are undertaken as part of planning applications, which are considered against the policies within the Local Plan to ensure proper account is taken of biodiversity. The Council's biodiversity duty has been strengthened through the Environment Act 2021 to ensure at least 10% biodiversity net gain (BNG) is achieved as part of development. This is in addition to statutory biodiversity requirements i.e. following the mitigation hierarchy of avoid, mitigate and compensate.	None
		The hierarchy approach gives inadequate weight to the critical issues of corridors and networks which are essential for sustaining and repairing biodiversity.	The Council will consider green and blue corridors and networks as part of our evidence base and response to biodiversity conservation and enhancement, as well as through a Green Infrastructure Strategy.	None
		There is a lack of holistic thinking in the SA Scoping in striking an appropriate long-term and sustainable balance between the short-term convenience of development and the longer term needs of reducing GHG emissions and enhancing biodiversity.	Linkages between biodiversity and GHG emissions reductions are well established and will be looked at as part of the evidence base work to develop Local Plan policies.	None
		The SA Scoping document fails to qualify economic and other development by explicit acknowledgment of the constraint of Biodiversity Opportunity Areas where such development should not take place. Such Areas should be the starting point in considering sustainable spatial patterns of development.	The Scoping Report makes reference to Biodiversity Opportunity Areas (BOAs) in para 15.37 and Appendix B Map 7, which will be fully considered in developing the Local Plan policies and any site allocations, as well as our approach to conserving and enhancing biodiversity within the District.	None
	Chapter 16 Landscape and Townscape	Generally modern development plans, especially in rural areas, designate a structure of strategic and local gaps between and around settlements. It is surprising that no reference is made to this issue in Section 16 of the SA Scoping. Given the predominantly rural character of Wealden represented by distinct and separate towns,	The purpose of the Scoping Report is to set out the baseline data and key sustainability issues, which will be used to inform the development of policies, not make policy decisions. Policies to protect landscapes and townscapes will be looked at as part of policy development for the Local Plan.	None

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SASR33 Fletching Parish Council		villages and hamlets, the SA Scoping should explicitly anticipate and provide for such commonly used designations in order to protect important landscapes and to prevent inappropriate coalescence of settlements and to prevent urban sprawl.		
		The issue of design is critical to the acceptance of new development by communities and the creation of long-term sustainable buildings.	Policies on design and long-term sustainable development will be developed as part of the Local Plan polices.	None
		The SA Scoping states that there is a need for greenfield development in rural landscapes for renewable energy development. Such development can and should be accommodated in urban open areas and on large urban and rural buildings. Thus, it is inappropriate for the SA Scoping to use rural greenfield development as the starting point. Loss of productive agricultural land should be avoided and rural landscapes should not be the starting point.	The SA Scoping Report states as one of the key sustainability issues that: “The response to the climate emergency is likely to increase pressure for renewable energy developments on greenfield sites within rural landscapes”. It does not state that there is a need for greenfield development in rural landscapes for renewable energy development. Local Plan policies will be developed for the delivery and development of renewable energy and as part of the evidence base and decision-making process, impacts on landscape will be taken into account.	None
	Chapter 17 Transport	Whilst the SA Scoping acknowledges the importance of transport modes other than the car, it does not engage adequately with the imperative of siting all development close to strong public transport networks. Given the character of networks across the district, this emphasis needs to be drawn out more clearly.	This matter has been noted by Officers and will be considered as part of the plan-making process.	None
		Although the need for safer roads and more sustainable travel is acknowledged statements such as ..."Ensure new development provides appropriate contributions towards transport infrastructure and community services, etc... " it does not go far enough to explain how this will be achieved. The Transport, Connectivity and Communications section, although it adequately identifies the problems does not go anywhere near far enough in setting out how the problems will be solved.	The purpose of the Scoping Report is to set out the baseline data available and to identify key sustainability issues, so that the policies can be developed, not make policy decisions. The need for safer roads and more sustainable travel is an important consideration in the plan making process. As such, these issues will be considered through the evidence, SA and Local Plan.	None

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LOCAL AUTHORITIES AND PARISH COUNCILS				
SASR35 South Downs National Park Authority	Chapter 7 Air, Light and Noise	Regarding key message five, 'To identify and protect tranquil areas which have remained relatively undisturbed by noise', it is noted that tranquillity has multiple factors, noise being but one of these. See evidence: 13-04-17-South-Downs-National-Park-Tranquillity-Study.pdf (southdowns.gov.uk)	Comment noted. Bullet point five has been amended to: 'To identify and protect tranquil areas including those which have remained relatively undisturbed by noise'. The study has been added to Appendix A.	Amended
		We welcome reference to the South Downs National Park designation as an International Dark Sky Reserve (IDSR). As part of the last bullet, it is asked that reference is added to protecting the IDSR. Light spill and sky glow from development outside the IDSR may impact the quality of dark night skies in the IDSR area.	Comment noted. Key sustainability issues section, bullet point 5, page 36 has been amended accordingly.	Amended
		Mapping of the Tranquillity Study and IDSR can be found on our Landscape Qualities Mapping https://www.southdowns.gov.uk/planning-policy/south-downs-local-plan/policies-map/landscape-character	Noted. Link added to Appendix A.	Amended
	Chapter 15 Biodiversity	We flag the South Downs People and Nature Network (PANN) as evidence to support GBI work. The PANN identifies Natural Capital Investment Area 7, Hailsham to Eastbourne, and a series of GBI opportunities and challenges for this area.	Noted. Reference added at paragraph 15.44 and Appendix A.	Amended
	Chapter 16 Landscape & Townscape	Reference to the European Landscape Convention (ELC) is supported. In addition, reference should be made to Section 62 of the Environment Act 1995 under which all relevant authorities, including Wealden District Council, are required to have regard to the purposes of the South Downs National Park.	Noted. Reference is now made to the Environment Act 1995 (Section 62) at the Key PPPs section and in Appendix A.	Amended
		It should be noted that both impacts to the National Park area itself and impacts to its setting are relevant considerations as per the duty of regard and national policy requirements. The wording of paragraph 16.1 should be amended accordingly.	Noted. Paragraph 16.1 has been updated accordingly and proposed amendments to bullet points have been made.	Amended

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		The South Downs Landscape Character Assessment (LCA) 2020 and the Viewshed Study are relevant evidence in understanding of the impact to the National Park.	Added to PPPs – Appendix A	Amended
	Chapter 19 Table 19.1	The following amendment would address earlier points raised: 'Limit the impact of light pollution? Including not adversely affecting the International Dark Skies Reserve'.	SO7 Pollution (Criteria 7.6) has been amended.	Amended
		The following amendment would address earlier points raised: 'Impact upon ~~the setting~~ of the South Downs National Park and its setting.'	SO10 Landscape & Townscape (Criteria 10.3) has been amended.	Amended
SASR46 East Sussex County Council	Chapter 17 Transport Chapter 17 Transport	Please refer to the following national, regional & local transport policy documents:- **National** • DfT - National – Decarbonising Transport – A better green Britain – 2021 (This should sit alongside the 2020 document – Setting the Challenge.) • Inclusive Transport Strategy 2018 • DfT Gear Change August 2020 & DfT Cycling Walking Investment Strategy (2nd 2021) • DfT Bus Back Better 2021 • DfT Road Investment Strategy 2 2020 – 2050 **Regional** • TfSE Transport Strategy 2020 • TfSE Strategic Investment Plan 2023 • TfSE Future Mobility Strategy 2023 **Local** • Emerging ESCC Local Transport Plan 4 2024 – 2050 • ESCC Bus Service Improvement Plan 2021	The following National and Regional Documents are included in Appendix A: • Decarbonising Transport 2021 and 2020 (page 32) • Road investment Strategy 2020-50 (page 33) • Inclusive Transport Strategy 2018 (page 34) • TfSR Transport Strategy 2020 (page 49) • Emerging ESCC Local Transport Plan 4 2024 – 205 (page 63) The other documents listed will be added to Appendix A and Chapter 17 where appropriate.	Amended
		Recommend changes to the text of the key messages at page 148 of the Scoping Report to ensure alignment with LTP4 and the Local Plan.	Noted. Key messages text has been amended as suggested.	Amended
		Suggest amendments to the text for the following paragraphs – 17.2, 17.3, 17.5, 17.6, 17.8, 17.9, 17.10, 17.22, 17.23, 17.37, 17.42	Noted. Text has been amended as suggested.	Amended

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LOCAL AUTHORITIES AND PARISH COUNCILS				
		Please include the rail network on the map.	The map was not created by the Council therefore this cannot be included. The rail network will be shown on relevant maps for the Local Plan such as the key diagram, for example.	None
	Chapter 3 (SA Process)	It is noted that Wealden District Council has decided not to undertake a separate Health Impact Assessment (HIA) of the Local Plan and that the HIA will be integrated into the SA. It is therefore important that the full scope of health and wellbeing impacts, particularly those affecting vulnerable groups and associated with health inequalities, are adequately covered within the SA. An HIA can help maximise the health benefits of a plan as well as minimise potential harm, the SA will therefore need to make sure that opportunities for all potential health and wellbeing benefits are fully realised.	Noted. The likely significant impacts of health and wellbeing will be closely assessed under Sustainability Objective (SO)15 of the SA Framework to ensure health and wellbeing impacts are fully incorporated as would be for an HIA. Equally, the relevant Local Plan policies will ensure that potential health and wellbeing impacts as well as opportunities are addressed appropriately.	None
	PPP Appendix A	A list of additional plans, policies and programmes, that have not been included in Appendix A and are considered relevant to the SA, has been provided for inclusion.	The list of plans, policies and programmes have been added where they were not already included to Appendix A, where considered relevant.	Amended
	Chapter 2 Sustainable Development	Expand this section to specify what health impacts have been worked through (i.e. healthy lifestyles, air quality, connectivity etc) to ensure health is fully incorporated as would be for an HIA.	Noted. The SA Framework provides a number of Objectives that are either directly or indirectly relevant to health. This includes SO1 and SO2 relating to climate change, SO7 pollution, SO8 green and blue infrastructure, SO10 landscape and townscape, SO12 digital infrastructure, SO13 sustainable travel and accessibility, SO14 housing, SO15 health and well-being, SO16 quality of life and place, SO17 social deprivation, SO18 economy and employment, SO19 town and village centres, SO20 education and skills.	Amended
	Paragraph 4.5	Add ‘Public Health Outcomes Framework (PHOF)’ to list of baseline data sources: Public Health Outcomes Framework (PHOF); https://fingertips.phe.org.uk/profile/public-health-outcomes-framework	Noted. The ‘Public Health Outcomes Framework (PHOF)’ will be added to the list of baseline data sources at paragraph 4.5	Amended

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL AUTHORITIES AND PARISH COUNCILS				
	Chapter 5 Population & Community Page 12	Healthy, inclusive and safe places' is much broader than preventing 'fear of crime'. Health, inclusive and safe spaces are not just centred around crime but about connectivity walkability, accessibility, sociability and community. They unlock opportunities for healthy ageing, playing, working and living.	Noted. Key messages, bullet point one has been amended to reflect this comment and bullet point two has been deleted to avoid repetition.	Amended
		Include reference to creativity in relation to cultural wellbeing.	Noted. Reference has been made.	Amended
		Incorporate children and young people and women and girls into enabling and supporting healthy lifestyles.	Noted. The text refers to local health and wellbeing needs so this is not considered necessary.	None
		Include data on the proportion of population that is 'working age adults' now until 2039 to support the data on the local picture. Page 18 does show population change but how many are in employment and what types of employment and sectors?	Noted. There is a more detailed table contained within the Wealden Local Housing Need Assessment (August, 2021) at page 70, Table 6.15 that shows a population change 2019 to 2039 by five-year age bands for Wealden based on the 2018 SNPP. The SA Scoping also reports on the economic activity within Wealden, as well as the types and sectors of employment Wealden residents are employed in under section 11 (Economy) as of the 2011 and 2021 census (see Table 11.1, 11.2 and 11.4 at pages 89 and 90). The Council has projections showing employment change and rate of change by sector for Wealden District within its Employment and Economic Study for Eastbourne and Wealden (April 2022) and this has now been included.	Amended
	Chapter 5 Population & Community	How many are supported by health and social care? In addition is there any data on Carers?	Noted. This information has come from the Wealden Local Housing Needs Assessment, but there is no further information on carers. Paragraph 9.25 and 9.26 of the SA Scoping report outlines the likely accommodation needs of the older population until 2039 (i.e. extra-care housing, housing with support and residential/nursery care bed spaces), but there is no specific information on how many will be supported by health and social care.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL AUTHORITIES AND PARISH COUNCILS				
	Chapter 5 Population & Community	Consider the inclusion of local economy and employment opportunities as a Key Sustainability issue, particularly as transport networks hinder opportunities for the area. We know that it may be difficult for health and social care workers to be able to travel and want to provide in the area given the challenges of access to the area. There may also be lack of opportunities for SMEs and businesses to establish themselves in the area?	Comment noted. Additional bullet points have been included under 'Key Sustainability issues' to cover the matters discussed.	Amended
	Chapter 6 Climate Change	A key consideration that is missing as a 'health impact' is the need to recognise that there are health risks to human population, especially within vulnerable groups. These impacts are not evenly distributed, and significant inequalities exist. The third UK climate change risk assessment, an independent report by the Climate Change Committee, outlines some of the major health impacts of climate change facing the UK. These include increases in the frequency of extreme weather events, rising temperatures, flooding, vector borne disease as the climate becomes most hospitable to animal-borne infectious diseases, food security and safety, poor air quality and disruption to water supplies. Some of these risks will also have an impact on the delivery of health and social care services in the UK.	Comments noted. Text added to 'Key Messages'.	Amended
		Also need to reflect environmental hazards as a threat to population health as well as broader risks as outlined in the UK climate change risk assessment.	Noted. Last bullet point under 'Key Sustainability Issues' has been updated to take account of the matter raised.	Amended
		The wording should be expanded to include reference to design features that can maximise opportunities to mitigate effects of climate change (for example, trees and biodiversity).	Noted and agreed. Bullet point 9 under 'Scope of Local Plan' has been amended.	Amended
	Chapter 7 Air, Light and Noise	'Minimising and mitigating air pollution so as to reduce the potential for higher temperatures which in turn leads to poorer air quality' should be included as a 'Key Message'.	Comment noted. Text has been included as an additional bullet point under the 'Key Messages' section.	Amended

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LOCAL AUTHORITIES AND PARISH COUNCILS				
	Chapter 8 Health and Wellbeing	This chapter should also include baseline data from: • Active Lives survey - adults (Breaks down inactivity levels to MSOA) https://www.activesussex.org/insight-and-funding/active-lives-survey-adults/ • Obesity levels to Ward level for YR: YR Obesity data • Y6 Obesity data: Y6 Obesity data	Noted. Additional wording which refers to the baseline data from Active Lives survey has been included at paragraph 8.36.	Amended
		Figures and descriptions for 'Adult Obesity' are missing and should be included alongside children's obesity to give a complete picture in Wealden. There are 16 indicators in the Public Health Outcomes Framework which relate to obesity. Reference should be made to Childhood obesity: a plan for action - GOV.UK (www.gov.uk). Figures and descriptions for 'Adult Obesity' should also be included alongside childhood obesity. See Adult obesity: applying All Our Health - GOV.UK (www.gov.uk)	Noted. Table 8.5 has been added relating to the indicators identified in the comments from the Public Health Outcomes Framework. Additional data has been included for adult obesity along with reception and year 6 pupils. References have been added to Appendix A	Amended
	Chapter 8 Health and Wellbeing	This section is not considered to cover 'Wellbeing' as wellbeing is a much broader area. This would benefit from being linked to the earlier paragraph, 'Access to Indoor Sports and Leisure Facilities', on page 58.	Noted and amended.	Amended
	Chapter 8 Health and Wellbeing	Social Isolation and Loneliness is likely to be an issue for the area and should be included, particularly in light of the ageing population living for longer with, for example, more complicated conditions and transport access issues.	Noted. Text has been updated.	Amended
	Chapter 9 Housing	Include reference to 'Lifetime Adaptable Homes' that provide good access to communities.	Comment noted. An additional bullet point has been added	Amended
	Chapter 6	Suggest the addition of 'increased levels of poor health in some sectors of the population due to poor air quality/increasing heatwaves'	Comment noted. An Additional bullet point which takes account of the suggested text has been added.	Amended
	Chapter 7	Include reference to mental health as part of bullet point four.	Comment noted and bullet point four under Key Messages has been amended.	Amended
	Chapter 5 Pages	Should include impact and need for measures which support older people, disabled and younger people not just limited to housing and access to health services but also regarding transport and neighbourhood design. For	Noted. Bullet point one under both Key sustainability issues has been amended	Amended

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL AUTHORITIES AND PARISH COUNCILS				
		example; dementia friendly environments, wider paths, benches etc.		
	Chapter 8 Health and Wellbeing	Obesity is more of an issue than the document is presenting. Reference to Wealden's Health and Wellbeing Strategy is misleading by saying that obesity in children is no longer considered as one of the four main priorities. The last point under 'Key Sustainability Issues' therefore should reflect that obesity levels are still significant for the district. All levels are not significantly lower than the national average, at a Ward level some Wards have obesity higher than national and the district average (for YR and Y6). This should also be reflected in the 'Scope of the Plan'.	Noted and agreed. Paragraphs 8.28 and 8.30 have been amended accordingly.	Amended
		Access to food growing opportunities needs to be included in this chapter. Not to be limited to increasing healthier eating but also include the benefits to physical and mental health and wellbeing.	Noted. Consideration has been given to the recommendation and an additional paragraph has been added to include food growing opportunities.	Amended
		The chapter should include the benefits of increased physical activity both to physical and mental health and including helping and reducing long term illnesses.	Comment noted and Scope of Plan section has been amended to include an additional bullet point.	Amended
	Chapter 19 Table 19.1	Amendments to the following objectives and supporting indicators have been suggested: SO2 Climate Change Adaptation SO7 Pollution SO8 Green and Blue Infrastructure SO13 Sustainable Travel and Accessibility SO15 Health and Wellbeing SO16 Quality of Life & Place	Comments noted and the objectives have been amended, where appropriate.	Amended
		Amend 13.12 Provision and retention of key services and facilities within easy access of communities.	The suggested text was considered but remains unchanged. However, text has been moved from DCM 13.12 to DCM 13.11.	Amended
	SO14 Housing	Add additional criterion: Create well designed, resilient homes.	The additional criterion has not been added under S014 (Housing) as it has been covered under both the 'Climate Change' and 'Quality of place' sections.	None

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LOCAL AUTHORITIES AND PARISH COUNCILS				
	SO15 Health and Wellbeing	With regard to 15.4 Impact a designated Local Green Space (LGS) it is unclear what is meant, is this in the right place should it be in green and blue infrastructure section?	Wording under DCM 15.4 has been considered and remains unchanged as the impact is community focussed.	None
		Consider adding residents with long term illness – Projections from East Sussex in Figures Limiting life-long illness projections (dwelling-led) 2020-2035	Noted. The Council currently has its own information for the District from the LHNA it has undertaken (see Table 5.9, page 18 of the SA Scoping Report) and evidence in terms of accommodation needs for older people and those with disabilities until 2039 (see paragraphs 9.24 to 9.26 of the SA Scoping Report). As indicators are intended to form part of the AMR for the Wealden Local Plan and updated annually, it is not considered that this proposed indicator will be appropriate for the SA Framework.	None
	Chapter 10 Education and Skills page 76	Fifth bullet point under Key Messages should state: '…require more capacity for further primary, secondary and special school places in the future'.	Comment noted and the fifth bullet point under key messages has been amended.	Amended
	Figure 10.2 Page 79	The chart included is actually for primary places in the town (see figure 10.1). WDC should replace this with the correct chart from the ESCC School Organisation Plan (SOP)	Noted and agreed. This has been amended.	Amended
	page 85	The second bullet point in 10.22 should state: '…where there is a need for more secondary, primary and special school places…'	Comment noted and the second bullet point in 10.22 has been amended.	Amended
	Chapter 10 Education and Skills page 85	The statement under Data Gaps in 10.23 is not strictly correct. School capacity forecasting is not limited to 2026, but this is what is published in the SOP which covers a four year period. An updated SOP will be published later this year and will take forecasts forward to 2027. What is uncertain, and should be flagged as a data gap, is the likely quantum and location of future development coming forward in WDC's emerging Local Plan and the potential impact this will have on education provision in the district.	Noted. Paragraph 10.23 has been amended.	Amended
	Baseline paragraph 4.5	It is recommended that the report sources data to the original source rather than purely East Sussex in Figures	Comments noted and updated.	Amended

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LOCAL AUTHORITIES AND PARISH COUNCILS				
		(ESiF). For example, “Office for National Statistics, 2021 Census”. This will be particularly important as the ESiF website will be changing in the next few months and specific bookmarks will no longer work to tables of data.		
	Footnotes	Original sources should be cited for footnotes 48, 49, 50, 62, 72, 91, 148, 149; and tables 17.1, 17.2, 17.3	Noted. Footnotes have been amended.	Amended
	Chapter 17 Transport	Remove reference to EsiF; ‘The number of households within the district owning one or more cars has increased from 50,042 in 2001 to 54,875 in 2011 to 61,047 in 2021, ~~according to East Sussex in Figures~~. This is an increase of 11,005 in the twenty year period’.	Noted. Reference to EsiF has been removed.	Amended
	Chapter 17 Transport	Cite original source: 153, 154 and 155 Sussex Safer Roads Partnership. The road casualty data could be updated. ESCC have yet to update the data on ESiF but the Sussex Safer Roads Partnership will have more up-to-date data.	The original data source for references 153 and 154 Sussex Safer Roads partnership Data Portal is available at https://ssrp.shinyapps.io/dataportal/ Last accessed 03/10/2023 However, Sussex Safer Roads Partnership reference for reference 155 will be updated at a later date. Tables 17.8 and 17.9. have been amended.	Amended
	Chapter 18 Waste page 163	The impact of pandemic, when more people were at home in 2020/21, could be noted in relation to household waste arisings.	Noted. This will be updated when the data becomes available from East Sussex County Council.	None
	HRA	Figure 4.1 would benefit from a Legend	Agreed, however, this is not possible at this time. The map is instead labelled.	None
SASR47 Rother DC	Any other comments	Rother District Council reviewed the revised SA/SEA Scoping Report and has no comments to make.	Comment noted.	None
SASR49 E. Sussex CC (LLFA)	Any other comments	East Sussex County Council as the Lead Local Flood Authority (LLFA) has no comments.	Noted.	None

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ORGANISATIONS				
SASR17 Southern Water	Chapter 14 Water Chapter 14	Please add the following text to the end of para 14.4 "To accommodate this Southern Water has invested £30m upgrading Hailsham North and Hailsham South WwTW's. This allows for increased flow from new developments to at least 2030.'	Paragraph amended.	Amended
		Propose the text at para 14.9 is changed to: 'In terms of tackling pollution from wastewater, in the Cuckmere and Pevensey Levels catchment, Southern Water completed significant works in December 2021 at the Hailsham North and South WwTWs to enable a high-rate biological treatment process that is capable of meeting the tighter permits from the Environment Agency. This investment to achieve a high-quality effluent will improve water quality within the Pevensey Levels.'	Paragraph amended at 14.16.	Amended
		Propose the text at 14.10 is changed to: 'In proposing locations for new development, account should be taken of the drainage systems which don't necessarily follow administrative boundaries. Development in South Wealden may connect to the Eastbourne wastewater system as the nearest point. The cumulative impact of all development proposed to drain to a wastewater treatment works will need to be considered by the incumbent Water and Sewerage Company as part of impact scenarios and investment planning. It is critical for planning authorities and utility companies to work together to understand the timing and phasing of developments in order that optimal and sustainable investment is made in the required infrastructure.'	Paragraph amended at 14.17	Amended
	SA Methodology Chapter 19	Sustainability indicators do not seem to be proposed to monitor decision making criteria 3.3 and 3.4 and wondered if these might be developed.	The decision-making criteria for 3.3 and 3.4 relate largely to the implementation of natural flood management solutions and SuDS. Planning policies within the Local Plan are likely to require SuDS in all development, so additional indicators are considered unnecessary.	None

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ORGANISATIONS				
SASR19 Richborough Estates (Pinnacle Planning)	Policies, Plans and Programmes Appendix A	The plans, policies and programmes listed at Appendix A of the SA Scoping Report are comprehensive and are all considered relevant to the SA of the Local Plan but should be kept up to date during the plan process and be signposted within the SA.	Comments noted. Appendix A will be updated as new evidence emerges. Any updated evidence will be published on the Council's website. As an iterative process the SA will be signposted with any updated and/or superseded guidance.	None
	Chapter 11 Economy	Richborough has land interests in Polegate, Wealden and therefore supports recognition for the A22/A27 Eastbourne - South Wealden Growth Corridor. Attention is also drawn to other baseline data sources that support the case for the Growth Corridor, which are more up to date than the 2014 LEP including the Employment and Economic Study for Eastbourne and Wealden Districts (EES) in 2022 (Iceni) which is listed at Appendix A of the SA Scoping Report. The report recommends that "at least one large allocation is made (10ha+) in the A22/A27 area to help meet needs in this better-connected location" to meet employment land needs. The EES updates the potential social and economic benefits of the Growth Corridor from that referenced in the LEP 2014 document (page 42) to 9,240 new jobs and 17,800 homes (EES paragraph 3.2).	Noted. Text at paragraph 11.5 and footnote have been amended.	Amended
	Chapter 11 Economy Paragraph	Para. 11.15 confirms new industrial units at Polegate have seen a fast take up of floorspace which takes advantage of accessible links to the A22/A27. The Iceni report highlights that "further delivery in this area would be met well by the market".	Noted. Additional wording has been added to para 11.5.	Amended
	Chapter 19	SO14: Housing, states that the objective is "To provide housing that meets local needs". It is assumed that this refers not only to the type of housing but also to meeting Wealden's overall housing requirement during the plan period (to 2040), in line with the latest available evidence. The objective should be altered to acknowledge the need to meet the specific housing needs in full, including the	Noted. SO14 refers to the type and tenure of housing needed within the District, as well as meeting as much of its housing needs that the District can provide sustainably. DMC 4 has been amended to state: 'Ensure that an appropriate mix of dwelling size, type and tenure is provided'	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
ORGANISATIONS				
		right type and tenure of housing, including the potential for unmet from neighbouring authorities.		
	Chapter 19	SO18: Economy and Employment states that the objective is "To maintain high levels of employment and encourage sustainable economic growth across the district including higher value jobs." The objective only refers to encouraging district-wide sustainable economic growth. Reference to cross boundary growth opportunities and county-wide economic growth plans should be included to ensure an effective SA of the Local Plan is undertaken. References should also be added to the "decision making criteria" at Table 19.1 of the SA.	The Council has worked on its economic evidence base jointly with Eastbourne Borough Council, in the Employment and Economic Study for Eastbourne and Wealden (April 2022) and is actively working with other neighbouring local authorities on the economy. The Council has also made reference to a number of local and regional economic plans as part of the SA Scoping Report. The objective relates to the Wealden District Local Plan and therefore the district area only (outside of the South Downs National Park (SDNP) and this is currently reflected in the SA Objective. Although it is recognised under paragraph 20 and 21 of the NPPF that employment and other commercial development are strategic issues and need to take account of any relevant cross boundary issues, it is not considered that this needs to be explicit in the SA objective itself. The Council will continue to explore all cross-boundary issues with its neighbouring local authorities as part of its Local Plan.	None
	Chapter 19	The SA methodology is suitable, clear and complete but should allow for the timely incorporation of an additional appraisal of the Local Plan if there is new evidence base documentation, a new NPPF is published or the Levelling Up and/or Regeneration Bill receives Royal Assent.	Comment noted. The Council will consider and take forward the most relevant and up to date evidence as part of plan-making. The SA is an iterative process to allow for any changes in circumstances over the course of the development of the plan.	None
	Any other comments	Richborough wishes to express support for the two sections titled "Scope of the Local Plan" in respect of the Housing and Economy chapters (SA Scoping Report, pages 75 and 93 respectively).	Support noted.	None
		It is critical that the Local Plan identifies an appropriate housing requirement that ensures existing and future residents have access to a mix of housing that meets their	Comments noted. As part of the evidence base and policies for the new Local Plan, we will be looking at housing requirements that ensures existing and	None

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ORGANISATIONS				
	Chapters 9 Housing	needs. The reference to maximising opportunities to deliver new homes in sustainable locations is supported and Richborough wishes to work closely with Wealden Council Officers to deliver a residential-led mixed use scheme at land north and west of the A27 at Polegate in accordance with the aspirations for the A22/A27 Growth Corridor.	future residents have access to a mix of housing that meets their needs.	
	Chapters 11 Economy	Richborough strongly supports the inclusion of the reference to "providing new employment allocations, particularly along the A22/A27 corridor, to deliver against the Council's requirement for new employment floorspace" and considers Polegate to be ideally located to deliver new employment opportunities.	Noted.	None
SASR21 NatureSpace Partnership	Policies, Plans and Programmes Appendix A	Attention is drawn to the Great Crested Newt District Licensing Scheme, for which Wealden District Council hold the licence that has been granted by Natural England (NatureSpace are the delivery partner). Suggest that data, including maps, associated with this scheme would provide a strong evidence base for the emerging local plan. At present, it is not included within Appendix A	Comments noted. Data from this scheme together with other biodiversity information/ data will be utilised in the production of the relevant evidence base that will inform and support the new Local Plan. The Great Crested Newt District Licensing Scheme has been added to Appendix A.	Amended
	Baseline Data Chapter 15 Biodiversity	The Council is also in receipt of baseline data with regard to the use and implementation of the above licence. Data is available in the form of Impact Risk Zone and Strategic Opportunity Area maps of the District, which have been produced in consultation with the Council and other relevant bodies prior to applying for the Council's District Licence application to Natural England.	Comments noted. Great Crested Newts are incorporated into the Section 41 Species category within Table 15.9. However, as this is a specific scheme, additional text has been included at paragraph 15.33	Amended
SASR24 Gladman Developments	Any other comments	Process points are made regarding the SA and the need for it to be an iterative process, which complies with the necessary regulations and guidance to inform the plan.	Comments noted and agreed.	None
SASR27 Martin Grant Homes Ltd	Chapter 19 SO14 Housing	SO14 to 'provide housing that meets local needs' is supported, it is important that the Decision Making Criteria (DMC) reflect this. DMC 14.1 should be amended. Rather than just 'contribute to housing supply it should 'Ensure	Noted. The Council considers the current wording of DCM 14.1 is appropriate. The level of local housing need to be met is a matter for the Local Plan	None

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ORGANISATIONS				
(Turley)		sufficient homes are provided to meet at least local housing need'		
	Chapter 19 – Table 19.3 Compatibility Assessment	Questions the scoring of the compatibility assessment and suggests that the scoring is amended.	The purpose of the compatibility assessment is to assess any potential areas of conflict between the sustainability objectives that should be taken into account when undertaking the appraisal. The X score represents areas of possible conflict or tension as explained in the key.	None
SASR30 Grosvenor Property UK Limited (Stantec)	PPPs Appendix A & Baseline Data	Regard should be had to the spatial strategies, plans and programmes of neighbouring authorities that affect and influence the baseline data and policy response of WDC.	The relevant Regional and Local Plans, Policies and Programmes (PPPs) which could have implications for the SA and Local Plan were identified and reviewed as part of the Scoping process (Appendix A) and will be considered in the development of policies where appropriate.	None
		A key issue identified in the scope is out migration of young people and out commuting for work. By return, unmet housing needs across the HMA will affect Wealden. The strategic context needs to be understood and addressed. A sustainable pattern of development will not be met in isolation.	Noted. Such matters will be considered as part of the SA and the Local Plan.	None
		The Government has signalled an intention to review the approach to setting housing requirements. Until such time as any revised approach is confirmed, the SA should have regard to the need to meet needs as identified in the application of the standard method and address unmet needs from adjacent authorities, which will include having regard to the plans and programmes of those authorities.	Noted. The emerging SA will take account of the most relevant and up to date evidence.	None
		The adopted local plan is out of date and we would question the relevance of the adopted local plan in informing the SA.	The adopted Local Plan is the current plan until the new Plan is adopted, therefore reference will be made to these policies as relevant.	None

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ORGANISATIONS				
	Chapter 19 Sustainability Methodology & Framework	The SA will accompany the emerging Wealden Local Plan and the Scoping Report fails to be considered against the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the "SEA Regulations") and Section 19 of the Planning and Compulsory Purchase Act 2004 (the "Act"), which sets out requirements for SA. We should also be mindful of the intention of the Government to review the SEA/SA process. The details of which have yet to be published but it may well be that a revised approach and procedures will be published which may need to be taken into account subject to any transitional arrangements.	The SA is being prepared in line with the requirements of the Strategic Environmental Assessment (SEA) Directive as set out in Chapters 1, 2 and 19. The requirements of the SEA Directive will ensure that sustainable development is integrated in the formulation of the development plan and consideration is given to social, economic and environmental factors. The Local Plan is being prepared under the existing regime, which requires a plan to be submitted by June 2025 and will therefore use the current SEA/SA process as set out in the Scoping Report until this is no longer the case.	None
		Whilst it is recognised that the aim of the scoping stage is to set the context for and propose a proportionate approach, the methodology needs to ensure that the SA does assist in guiding development to meet the needs of the community in a robust and transparent way.	The Scoping Report has set out a robust methodology in Chapter 19 in accordance with the regulations and guidance, which will be used to assess the new Plan's strategy, objectives, policies and site allocations.	None
		Further detail is required as to the methodology which will be utilised to apply the Sustainability Appraisal Framework. The methodology should confirm the approach to assessing the likely significant effects on the environment following implementation of mitigation. Detail is required as to how and whether the level of mitigation would be applied consistently across the assessment of the Plan. As the SA progresses more detailed appraisals of policy and site options should be undertaken.	Chapter 19 of the Scoping Report clearly sets out the SA Framework and proposed methodology as required by the regulations and guidance, which includes the need to take into account mitigation measures. The SA will set out further detail on how the mitigation measures have been addressed in the assessments. The SA is an iterative process and the level of detail in the appraisal will increase as the preparation of the Local Plan progresses.	None
		The SA needs to provide clarity regarding the temporality of the likely significant effects. It is clear that the Local Plan will have varying impacts over different time periods (whether that be short, medium or long term impacts).	The methodology, including timescales and the need to address temporality is set out in Chapter 19 in accordance with the regulations and guidance.	None
		The SA scope identifies the need to assess cumulative/synergistic effects, but further detail is required as to how this will be achieved.	Noted. This will be considered as part of the SA.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
ORGANISATIONS				
		The Sustainability Objectives rightly emphasise the need for Climate Change to be addressed and is a theme which runs through the objectives. However, the intersection between Climate Change and other facets of sustainability, in particular health and wellbeing of current/future residents needs to be expressed. It is recommended that additional linkages are provided between the climate change and health and wellbeing objectives to ensure that they are cognisant of potential future societal change.	Noted. The need to strengthen linkages will be considered as part of the SA.	None
SASR31 Pevensey & Cuckmere Water Level Management Board	SA Methodology & Framework	Recommends the inclusion of Development Control and Regulation Information for Local Authorities at https://www.wlma.org.uk/uploads/WMA_Information_for_Local_Planning_Authorities.pdf	Comment noted. This has been added to Appendix A.	Amended
		The Lead Local Flood Authority is a statutory consultee on sites of 10 dwellings or more. The Pevensey and Cuckmere Water Management Board works closely with the LLFA when determining planning permissions so would also like to see this as an indicator	Comment noted and suggested text has been added to Sustainability Indicator 3.2 under SO3 to refer to Environment agency and LLFA.	Amended
		Consultee would like Pevensey Marshes to be considered in sustainability indicator 4.2	Comment noted and Pevensey Marshes has been added to sustainability indicator 4.2 under SO4.	Amended
	Chapter 14 Water Chapter 15 Biodiversity	Concerns about treated effluent & decline in ecology - this also links to 15.14 on biodiversity. Concern is raised about the Pevensey Levels which is home to the Ramshorn Snail and Fen Raft Spider and about water quality in the marsh systems that could affect the stability of the Ramshorn Snail and Fen Raft Spider.	Paragraph 14.4 makes clear the connection between treated effluent and decline in ecology within the Pevensey and Cuckmere catchment. In the interest of avoiding repetition, biodiversity issues are kept to Chapter 15. The Council is keenly aware of the status of the SAC / Ramsar site and the species it supports, and this will be addressed through appropriate policies within the new Local Plan. Text has been added to paragraph 15.15 for completeness. The Council will also undertake a Habitats Regulations Assessment that will consider the impact of the Local Plan on the Pevensey Levels SAC / Ramsar site and will ensure mitigation should	Amended

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ORGANISATIONS				
			this be identified to be required as part of this process.	
	Chapter 14 Water para. 4.17	The Ramshorn Snail habitat is in the unmanaged watercourses on the marsh. Infilling of these watercourses through development, impacts its habitat. This is linked to 14.17 Modifications & Structures - Giving wetlands and rivers greater space to function naturally. There is also concern that parts of the Cuckmere catchment have limited conveyance and capacity to take further run off from development making sustainable drainage on new development a high priority.	Chapter 14 is concerned with water issues and biodiversity is addressed within Chapter 15. Paragraph 14.17 states that in the future, rivers, wetlands, estuaries and coasts will need greater space and freedom to function naturally and to provide greater resilience from continued economic and effects of climate change. Additional text has been added to paragraph 14.8 regarding SuDS. Text has also been added to paragraph 15.14. The requirement for SuDS will also be considered in the Local Plan.	Amended
SASR34 Enplan	Chapter 9 Housing	There should be specific reference to the opportunities which strategically planned large scale development can bring in delivering sustainable communities. These sites can support other facilities and services which residents require on a daily basis, encouraging local living and reducing the need for longer distance travel, in turn supporting Wealden's low carbon future objectives.	Noted. It is recognised that strategically planned larger scale development can bring about the delivery of sustainable communities and this is supported in the NPPF at paragraph 73 subject to criteria. Amendments have therefore been made to paragraph 9.30, Bullet Point 7 of the SA Scoping Report.	Amended
	Chapter 17 Transport	This section could also acknowledge the opportunities for developments to provide for local employment opportunities and co-working spaces to provide residents with the option to avoid commuting all together. This is particularly pertinent as a legacy of the Covid-19 pandemic, with employers offering more flexible working arrangements.	This matter has been noted by Officers and will be considered as part of the plan-making process.	None
		Sustainability Objective SO13 'Sustainable Travel & Accessibility' sets out the initial decision-making criteria for appraising the LP. This framework should acknowledge the latest Government thinking with regards to the 'Vision and Validate' modern transport planning method, as set out in the DfT's 'Decarbonising Transport – A Better Greener Britain' plan.	Officers have noted these comments and will continue to work in partnership with East Sussex County Council on highways matters as well as consider them further as part of the plan making process. The planning method will be referred to in the Council's Infrastructure Delivery Plan.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
ORGANISATIONS				
		An important aim of a vision-led approach is to maximise the number of trips that can be “internalised” or contained within an attractive community boasting numerous amenities to enable local living. This helps to significantly reduce the need for private vehicle movements, mitigates carbon emissions, whilst unlocking active travel modes and enhancing local businesses.	Officers have noted these matters and will consider them further as part of the plan making process.	None
SASR42 Pevensey & Cuckmere Water Level Management Board (WLMB)	Chapter 6 Climate Change	It is imperative that the pumping stations are operating optimally to sustainably manage flood risk to communities, businesses, infrastructure, and the Pevensey Levels designated site. The pumping stations are reaching the end of their design life and require significant investment to continue operating. The WLMB is developing a business case to seek funding to replace these pumps and two Environment Agency operated pumps that serve the Pevensey Levels, the Pevensey Water Management Improvement Scheme. This project is also considering improvements to climate change adaptation which complement the pumps. Additionally, it will also benefit biodiversity and communities in terms of health and well-being.	Noted. New text has been added at paragraph 6.23.	Amended
	Chapter 14 Water	The WLMB would like to highlight the importance of safeguarding the water quality within the Pevensey Levels. Water quality has significant impacts on the protected features of the levels and also the spread of non-native invasive species, such as floating pennywort. The spread of floating pennywort on the levels within the area east of Hailsham is affecting the biodiversity of the watercourses and also leading to the death of livestock on the grazing marshes.	Noted. Additional wording has been added at paragraph 14.3.	Amended
	Chapters 14 Water and 15 Biodiversity	It would be beneficial for biodiversity and the improvement of water quality, if opportunities to create wetlands around the levels are considered when development is put forward. Biodiversity net gain could be used as a driver for	These matters have been noted by officers for further consideration within the local plan policies. Water quality, space for water and biodiversity will be	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
ORGANISATIONS				
		offsite constructed wetlands and other nature based solutions. The Local Nature Recovery Strategy will be looking for opportunities to map these sites to create linkages for wildlife across the county.	considered through the Sustainability Appraisal, the appropriate evidence bases and the Local Plan.	
	Chapter 6 Climate Change	The flooding issues around the River Cuckmere are a concern to the WLMB as it makes it difficult for the catchment to drain following significant rainfall events. The WLMB is currently in discussions with both Natural England and the Environment Agency to establish the long term objective for the river and its valley.	Comments noted. Managing flood risk is a key consideration for the new Local Plan. Flood risk around the River Cuckmere will be taken into account in the SFRA and appropriate Local Plan policies and will be closely assessed through the SA.	None
SASR43 Nevill Estate Company Ltd (Kember Loudon Williams)	Chapter 6 Climate Change	The following should be emphasised within the 'Scope of the New Local Plan' section: Spatial Growth and Location of Growth: The planned location, scale and nature of future growth across the District has a direct correlation with movement and by association pollution and environmental harm. It is essential that the Council sets out its stall early in the new plan that all growth will be underpinned by the principles of sustainability with access to services and employment opportunities within existing villages and towns or within new developments.	Comments noted. This will be considered as part of the plan-making process.	None
		Integration /Mixed Use Development - Support integration and mixed-use developments across the district to minimise the number and length of journeys to places of work, shopping, leisure and education. It should be referenced at paragraph 6.36.	No amendment as the Council considers that this point is covered through point 2 in relation to sustainable development and being close to employment, services and facilities. This is also a matter for the Local Plan.	None
		Consideration should be given to developing new homes that support remote working, with flexible, dual use spaces / integrated office / workspaces designed in from the outset.	Noted. Consideration will be given to these issues in the development of the plan policies, which will be tested by the SA.	None
	Chapter 9 Housing	The baseline data and the key sustainability issues identified are accepted but the following issues should be emphasised: • Sustainable Village Growth • Rural Housing	Comments noted. These issues raised will be considered in the development of the plan policies and assessed within the SA.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
ORGANISATIONS				
		• Rural Exceptions • Affordable Rural Housing		
	Chapter 11 Economy	The baseline data and the key sustainability issues identified are accepted but the following issues should be emphasised: • careful provision is made for economic growth and development across the whole district: including the designated landscapes. • the role of the rural economy • economic policies for the protected areas – particularly the High Weald - that introduce flexibility and support for local business growth • the role of tourism and recreation in the rural economy • rural diversification	Comments noted. The issues raised will be considered in the development of the plan policies and assessed within the SA.	None
	Chapter 16 Landscape	The baseline data and the key sustainability issues identified are accepted but the following issues should be emphasised: • The high Weald is a living and working landscape • Provision must be made to facilitate sustainable housing and economic growth within the High Weald • Policies should be developed to support housing allocations in and around the larger AONB villages and towns to enable younger generations to remain.	Comments noted. The issues raised will be considered in the development of the plan policies and assessed within the SA.	None
SASR44 Coal Authority	Any other comments	As Wealden District Council lies outside the defined coalfield, the Planning team at the Coal Authority has no specific comments to make.	Noted	None
SASR48 Network Rail	Chapter 17 Transport	Network Rail supports the key messages which highlight the opportunities that could be provided in the new Local Plan. The need for considering transport issues from the earliest stages of plan-making and development proposals is emphasised. Network Rail are keen to engage with the Council and the County Council as early as possible to ensure that any projects or schemes that could help	Support and comments noted.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
ORGANISATIONS				
		support to resolve transport issues are highlighted for inclusion within the Plan, or for new development.		
		Improving linkages between settlements and rail stations is a key aim in helping to support access to the rail network for users and the development of proposals through the Local Cycling and Walking Infrastructure Plan (LCWIP) and are essential in providing for improved access opportunities. The provision of routes are encouraged as close to rail stations as possible to provide an opportunity for modal shift and a safe and efficient route to the rail network. Network Rail encourage the review of the LCWIP and that it is extended to run with the Local Plan timeline to ensure a coherent approach towards delivery.	Noted. The Council will engage with Network Rail and East Sussex County Council as Highway Authority including any updates to the Local Transport Plan 4 and LCWIP. The issues raised will also be considered in the development of plan policies and assessed within the SA as relevant.	None
		Network Rail is supportive of Wealden's references to improving choices for active and sustainable travel modes and this approach should remain as an integral part of the Local Plan as it moves forward towards adoption. The SA clearly sets out that this approach can only be effective with an up-to-date Local Plan in place.	Support and comments noted. The issues raised will be considered in the development of the plan policies and assessed within the SA.	None
		Network Rail notes the reference to 'ensure new development provides appropriate contributions towards transport infrastructure'. It is essential that an effective and implementable approach to securing contributions and other sources of third-party funding is set out within the Plan. Network Rail can assist the Council with this and re-investing developer contributions within the rail network to improve it for residents of Wealden. Network Rail would encourage the continued engagement of the Council with key stakeholders.	Comments noted. Developer contributions associated with infrastructure provision will be considered as part of the Local Plan and the Infrastructure Delivery Plan.	None
	Chapter 19 Table 19.1	The indicators set out in the Methodology and Framework section of the report for SO13 are a useful starting point and these can be developed as the Plan progresses further and more information becomes readily available.	Comments noted.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
ORGANISATIONS				
SASR50 Wealden Food Partnership	Chapter 6 Climate Change	This section should also include working with existing famers already producing food to support them to develop more climate friendly practices and to link with their local communities to develop growing spaces accessible to local communities. The Food Partnership is already working with farmers that have developed growing plots for their communities and has also provided grants to farms to develop these spaces successfully. This model could be rolled out, linking communities to their farms, understanding where food comes from, how to grow it, what grows well, and promoting healthy eating and cookery education. Given the rural nature of Wealden and the number of farms across the district, farms need to be included in how we develop better growing spaces to support communities to grow locally, addressing a number of key areas including food security.	Comments noted. Growing food locally will be considered as part of plan-making. Other matters raised, whilst important are outside the scope of plan-making.	None
	Chapter 8 Health and Wellbeing	This section fails to mention food production and having access to fresh and healthy produce being key to a heathy lifestyle, which ultimately impacts positively on the need to access health services, reduces obesity, and increases the understanding of the importance of eating a well-balanced diet. Wealden Food Partnership is working to highlight this issue and is supported through Public Health at ESCC linking crucially to the Healthy Weight Plan and linking communities to their local food through education programmes and projects and linking farmers better to their local communities.	Noted. Local food production is mentioned in relation to climate change and obesity is considered amongst other health matters. Healthy food can come from a number of sources and we can support the production of healthy food through allotments and community initiatives through the Local Plan.	Amended
	Chapter 11 Economy	This section doesn't mention farms specifically as local businesses, but instead lumps them in with energy and water. What data is there regarding the number /type of farms across Wealden, the type of food produced for the local economy/communities, and how the number of people employed. This data is seen as crucial in feeding into the Local Plan and is missing in this appraisal	Table 11.1 in the Economy Chapter of the Scoping Report, sets out that the agricultural, energy and water employment category in Wealden saw an increase of 5.1% between the 2011 and 2021 censuses. Table 13.1 also sets out further details on the Agricultural Land Classification (ALC) in Wealden District. Furthermore, encouraging local food	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
ORGANISATIONS				
		document. The data would give an accurate picture of how much land is managed for food production and whether Wealden can 'feed itself' for the future, linking to the food security agenda, and feeding into how we better manage land in relation to climate change.	production and providing food growing opportunities will be addressed through the SA (Sustainability Objectives 1 and 15) and through appropriate Local Plan policies. The Council does not hold data on how many farms there are within Wealden or what food is produced.	
	Chapter 16 Landscape & Townscape	The Wealden Landscape Character Assessment 2022 was developed to create a comprehensive strategic district-scale landscape evidence base to inform the Local Plan. As above, does this include/provide data on the number and types of farms etc. across the district. This data is important in understanding better how our landscape is made up, and creating a baseline for future understanding in how land is used for food production	The Landscape Character Assessment does not provide information on the number and type of farms. It considers the District's landscape character and provides guidance on how to avoid or minimise landscape impacts from development.	None
	Chapter 18 Waste	The Food Partnership would like food waste to be included in this section. This is a huge and challenging area and links directly to the increasing amount of supermarket food waste ending up in landfill, and challenging how this can be reduced through linking better to communities and local projects and programmes such as foodbanks and community fridges. Farms should also be included in relation to food waste, and how this can also be reduced.	Comments noted. The Council does not hold any specific baseline data on food waste from supermarkets and/or farms that could be included in the Waste Chapter section. This matter goes beyond the scope of the Local Plan.	None
	Any other comments	There is missing data and evidence on the lack of local infrastructure for farmers including no abattoir in East Sussex and the current threat to the remaining cattle market and the impact this is having on the farming community and food production. These issues are a definite challenge facing food production and good land management within the district. Without investment in these areas, we are in danger of losing farms, investment in regenerative farming and rewilding programmes, and thus food production for the local economy.	The Council does not hold data in relation to infrastructure for farmers. Encouraging local food production and providing food growing opportunities will be addressed through the local plan policies as relevant and will be assessed by the SA.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
SASR1 Christine Tilford	Any other comments	The respondent is concerned about the impact of 'over development' on infrastructure, utilities and the environment within the district.	Future growth and the requirement for infrastructure will be considered as part of the Local Plan and policies will be assessed in the SA.	None
SASR2 Rupert Cutler	PPP – Appendix A	Suggests the inclusion of water and sewerage requirements.	This will be considered as part of the Local Plan Evidence base.	None
	Baseline Data	Suggests the inclusion of the construction of new reservoirs.	South East Water is the delivery body for new reservoirs. The Council will work in partnership with South East Water and will safeguard land should a new reservoir be required within Wealden District.	None
	Sustainability Issues and Objectives	Water shortage and over concentration of building around poor road infrastructure with congestion and pollution should be considered.	The SA Scoping report identifies Wealden as an area of water stress. The issues of water supply and management, transport infrastructure and pollution will be addressed as part of the Local Plan and assessed in the SA.	None
	Sustainability Framework	Considers expansion within the district should be considered as part of the country as a whole, including jobs and infrastructure improvements	It is not the responsibility of the Council to consider the country as a whole, however, national policy is considered as part of plan-making. The provision of jobs and infrastructure, as relevant to Wealden district and the surrounding area is considered as part of the evidence base, the SA and local plan policies.	None
SASR3 John Leng	Any other comments	The response largely focuses on how local services, the provision of jobs, the environment, amenities and infrastructure within the district can cope with vast influxes of people from outside the district and more development.	Matters relating to the requirement for local services, jobs, the environment and infrastructure provision will be taken into account in the evidence base, the SA and local plan policies.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
SASR4 Stephen Hall	Chapter 6 Climate Change and Chapter 9 Housing	All new dwellings should be required to have solar roof panels, with their roofs optimally orientated. All new dwellings should be required to have a gravity connection to the existing public sewer because of the lifetime carbon footprint of running and maintaining pumped sewage infrastructure.	These specific issues have been noted by officers and will be considered as part of the plan making process.	None
	Chapter 14 Wastewater	In order to "improve the infrastructure" of wastewater (and reduce river pollution) there should be no new dwellings connected until the required improvements have been identified and implemented. Specific mention should be made to Redgate Mill WWTW, which serves the majority of Crowborough and is the 2nd worst performing in the R Medway catchment area.	Southern water is the wastewater provider in the district. The Council will work in partnership with Southern Water to understand the current capacity shortfalls and identify opportunities to improve wastewater treatment works as required to support future growth.	None
	Chapter 14 Water	The River Medway itself should be specifically identified along with the Rother and Cuckmere.	New text added at paragraph 14.8-14.15	Amended
	Any other comments	Not an easy document to access.	Noted. The Council has sought to make the document as accessible as possible. Officers will consider how to improve the access of documents in further stages of the Local Plan process.	None
SASR5 Jane Kersel	PPP	There needs to be a policy around driving speeds. There is an ongoing issue with roadside gullies not being kept clear by the council, and inability to mend roads correctly so constant large potholes further eroding roads and our cars. More homes being built will increase the inadequately maintained road surfaces.	National Highways and East Sussex County Council as the Highways Authority are responsible for determining speed limits. They are also the responsible authority for potholes and the clearance of roadside gullies.	None
		Pollution from surface water runoff is a significant factor in compromising the water quality standards. Nothing is mentioned on how this will be reported, managed and effectively sorted	The purpose of the SA Scoping report is to set out the baseline data of the current state of the District. These specific issues will be considered as part of the plan making process and will be assessed by the SA.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
		No new large housing developments should be allowed until a new reservoir has been built. Sewage for new housing needs to be reconsidered grey water from baths/kitchen taps reused for toilets and the garden.	South East Water is the delivery body for new reservoirs and is working in partnership with the Council to safeguard land should a new reservoir be required. Southern Water is the wastewater provider and the Council is working in partnership to improve wastewater treatment works to support future growth.	None
	Sustainability Issues and Objectives	Document fails to address: Permeable landscape design to prevent excess water runoff; Tree protection orders and need for tree planting plans; and Key sustainability building practice for builders/developers.	These matters are addressed in the SA Framework under Flood Risk DMC 3.4; Biodiversity DMC 9.7 and Climate Change adaptation 2.2, which will be used in the assessment of the plan policies and site allocations.	None
	Chapter 19 Table 19.1	Considers the SA Framework is insufficient and is only paying lip service to the issues. Need a committed dedicated and comprehensively enforced strategy	The SA Framework has been prepared in accordance with the legislation and guidance for SA. Its purpose is to assess the sustainability impacts of the proposed policies and allocations within the local plan. A monitoring framework will also be used to assess delivery.	None
	Chapter 19 - Table 19.3	On page 187 of the scoping report, there is no clarity between housing and pollution /and water resources and water quality.	Page 193 sets out the compatibility assessment of the sustainability objectives to identify potential areas of tension which should be considered when preparing the local plan. The matrix identifies that the compatibility is mixed/uncertain.	None
	Chapter 19	Considers the methodology needs far more detail and less waffle. Much of the documentation seems to negate itself.	The SA Methodology has been drafted in line with the regulations and guidance and is therefore considered suitably robust and appropriate for use in the SA.	None
	Any other comments	The consultee questions the expertise of the officers responsible for the report in relation to sustainability, ecology and community development and considers a more ambitious approach to delivery is needed.	The SA is carried out by suitably qualified planning officers using evidence prepared by experts. The Scoping report is not setting out the approach to delivery, this will be set out in the draft Local Plan which will be tested in the SA.	None
SASR6 Felicity Instone	Any other comments	Concerns raised regarding the current rate of building new houses including: • lack of water supply and sewage disposal problems	Comments noted. These matters will all be considered in the development of the Local Plan	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
		• difficulty in getting medical appointments • traffic congestion • air pollution • lack of affordable housing • size and type of housing • need for brownfield development • impact of climate change and the environment • encroachment of development upon villages and countryside	strategy and policies and will be tested through the SA.	
SASR7 **Peter Gilks**	Any other comments	Considers commenting on Planning in this country a waste of time and that the government will order whatever it wants as if it was a dictatorship. The general public has no say whatsoever regards the absurdity of the plans.	The consultation on the Scoping Report provided the opportunity for stakeholders and the public, including local residents, to participate in the plan making process and to have an input in its direction. The Council has an obligation to consider the representations (comments) received alongside the available evidence to consider how the emerging Local Plan and other development plan documents should be developed.	None
SASR9 **Paul Lovatt-Smith**	Sustainability Issues	Concerned about the large, private housing developments on greenfield sites, populated by inward migration of mainly elderly people, concentrated in one part of the district (the low weald) placing additional pressure on already over-stretched infrastructure and services, ruining the environment in the process and failing to provide the affordable housing local people need.	Comment noted. These matters will all be considered in the development of the Local Plan strategy and policies and will be tested through the SA to minimise the impact wherever possible and provide suitable mitigation measures.	None
SASR10 **Christine Hanson**	PPP Appendix A	The set of policy documents referenced appears thorough, however, it is not clear what weight will be given to environmental concerns when assessed against housing need. There is, therefore, a danger that the environmental concerns will be minimised when the Local Plan is produced.	The SA will consider the social, economic and environmental effects of the Local Plan policies and site allocations and identify any likely significant impacts of the proposals as required by the SEA Regulations. Where impacts are identified mitigation measures and cumulative impacts need to be considered.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
	Chapter 5 Population & Community 5.5	• There appears to be no baseline data relating to migration IN to Wealden (external migration). • Local knowledge indicates that many of the new developments (particularly around Stone Cross) have been occupied by people moving from London and the home counties, taking advantage of lower house prices, the trend for flexible working from home and ability to commute from Polegate or Westham to London. • There is also no data on the number of homes purchased by 1st time buyers.	Noted. Table 5.6 added. Information is not available on the other two points.	Amended
	Chapter 5 Population & Community 5.2	Population growth estimates, indicating a rising older population seem to have taken ageing into account but not factored in the potential for the existing 75+ age bracket to be reduced through naturally occurring life expectancy.	Paragraph 5.2 of the SA Scoping Report summarises the differences in Wealden District to its age structure between the 2011 and 2021 censuses and this is shown at Table 5.1. This information factors in natural mortality rates for those over 75+.	None
	SA Methodology	On page 187 of the scoping report, there is no clarity between housing and pollution /and water resources and water quality. It is implied that there is no relationship between housing and flood risk.	The compatibility assessment of the sustainability objectives identifies potential areas of tension, which should be considered when preparing the local plan. The matrix identifies that the compatibility between the objectives of housing and pollution is mixed/uncertain.	None
	Any other comments	Consultee concerned that the SA Scoping report allows for consideration of "land banking" and the number of sites with planning consent that developers are choosing not to build on or complete. The Local Plan should enable planners to take into consideration areas where planning consent has been granted, to withhold consent until building is in progress and not to consider further applications from housebuilders who are not "building out".	Matters relating to land banking, build out rates and completions are beyond the scope of the SA Scoping Report. Detailed information on sites that have planning consent are available on the Council's website. In addition, information on planning consents, build out rates and completions are presented in the Council's latest Authority Monitoring Report (AMR), which is also available on the Council's website. Legislation does not currently allow for consent to be withheld.	None
	Any other comments	• Would like more detail on the size/type of homes required, to ensure that consents are given for the	The Local Plan evidence base, in particular, the Wealden Local Housing Needs Assessment (August 2021) sets out the housing mix requirements through	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
		types of homes needed, not the ones that are most profitable to build. • Would like to see more consideration given to infrastructure needs - particularly medical and educational - and to ensure that planning consents cannot be given until after these are in place or in development.	the Local Plan. The District's requirements for housing, including the size and type, will be considered in the development of the relevant policies. The Local Plan will be supported by an Infrastructure Development Plan (IDP) which will identify the infrastructure required to support development. The phasing of development will also be considered alongside the timing of infrastructure delivery.	
SASR11 Richard Harris	Chapter 6 Climate Change	• There is a fallacy that there is a climate emergency and that the data for Wealden does not support this claim. Climate change models have proved unreliable indicators of change to date. A more wider ranging discussion is needed. • Costly efforts to reduce Wealden's carbon footprint will have no effect on the climate. • The blanketing of the rural environment with unsightly solar panels and wind turbines should be greatly resisted given that they are an expensive source of energy. • The issues of energy transmission and the disposal of non-recyclable solar panels and wind turbines every 20 years or so need to be considered. • The solution should be nuclear energy and small nuclear reactors should be accommodated in the district, with less environmental impact. • All new houses should be built with solar panels fitted as standard. • Heat pumps are inefficient and incapable of heating many existing properties while fully electric systems will be very expensive to operate. • Disagrees strongly on the timescale to achieve net zero. • There are serious issues with EV charging point capacity.	These matters have been noted by officers and will be considered further in the development of the Council's Climate Change evidence base and policies in the new Local Plan and as part of the SA process.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
	Chapter 11 Economy	• The impact of recent 'growth' in this area has been more traffic congestion; more air, light and noise pollution and longer waits to see a doctor or find an NHS dentist. • The major town centres are physically constrained and cannot be expanded without massive regeneration involving demolition of large areas. • Residents are fed up with fields being destroyed by new housing estates which are changing the historical nature of these towns. • Imperative villages are not spoilt. • Larger villages have seen large increases in housing development. Settlements that lie on main roads are, in general, better suited to accommodating more housing. However, often lack amenities resulting in many more car journeys. • All large scale developments around the major towns should cease. Only small developments should be permitted around these towns and the larger villages. Only very limited infill housing should be allowed in the smaller villages. • Preferred option would be a 'new town' with environmentally sensitive community with all new modern amenities and facilities while preserving the character of the existing. The area on the west of the Wealden boundary adjacent to Ringmer would be the best location. • Second option would be the infill of the area between Hailsham and Polegate including development to the west of the A22. The area has established and fairly good transport links. Concentrating the majority of new development in this area would be the best way to minimise the overall environmental impact/damage of new housing.	These matters have been noted by officers and will be considered in the evidence base, the relevant local plan policies and the SA.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
	Chapter 17 Transport	• Road transport infrastructure improvement should be confined to improving the major road junctions. • No new roads should be built [with the exception of linking the 'new town' or Hailsham south extension plan to the existing main road network. • Rail transport has very little potential for reducing the role of road vehicle use. • Apart from recreation, cycling is an impracticable form of transport. This fact must be recognised when making the constant reference to the benefits of cycling. Cycling along main roads e.g. A22 is unpleasant and dangerous. Improvements along other major routes would be extremely well received; with safe cycle paths and crossing points. • Compared to the convenience of 'jumping into the car' bus travel is greatly inferior. However, to those without a car a bus is a vital necessity that should be maintained even it requires considerable subsidy.	These matters have been noted by officers and will be considered as part of the evidence base, the new Local Plan policies and the SA.	None
	Chapter 5 Population & Community	• The local increase in population is being driven by a corresponding rise in the national population partly fuelled by uncontrolled immigration which has led to many people leaving the city centres. • A considerable increase in the number of new homes required to be built in Wealden is forecast and planned by Central Government in the coming years. • Meaningful consultation is needed on whether we want any houses built at all and if so, where.	These matters have been noted by officers and will be considered as part of the evidence base, the SA and local plan policies.	None
	Chapter 14 Water	• The area suffers from water shortages in dry periods exacerbated by the very large increase in house building in the district. • Water capacity should be a top priority when considering large scale planning applications.	These matters have been noted by officers and will be considered as part of the evidence base, the SA and local plan policies	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
	Any other comments	The scoping report is long and not a particularly easy read, which I believe will result in relatively few respondents from individual residents.	Comment noted.	None
SASR23 Chris Bower	Any other comments	Consultee cannot see how the proposed growth of the District can in any way be considered sustainable as the District is largely devoid of railway lines, public road transport is poor, water supplies are questionable in terms of long-term sustainability, the ability of the sewerage service to deal with wastewater discharges in heavy rain is disturbingly weak and population is projected to increase.	Matters of growth and sustainability will be considered as part of the plan-making process and will be assessed by the SA. Matters relating to the requirement for infrastructure provision, including healthcare provision will be taken into account through the evidence base, the SA and local plan policies. All infrastructure provision will be dealt with through the Infrastructure Delivery Plan (IDP), which will support the Local Plan.	None
		Considers the SA is a tick-box exercise that has nothing to do with sustainability.	The SA is being carried out in accordance with the regulations and guidance. The SA will assess the likely significant social, economic and environmental impacts of the Local Plan policies and site allocations.	None
SASR26 Laurence Keeley	Any other comments	Consultee raises concerns regarding house prices, mortgages, building more for prisons, and the amount of housing being built on green field land. Promotes the use of Community Land Trusts.	Comments noted. The new Local Plan provides the opportunity to identify a sufficient supply of sites to meet needs and aims to balance future growth with environmental protection.	None
SASR29 Nicola Kinghorn	Chapter 6 Climate Change	Considers the target of Net zero by 2050 as very unambitious. All new buildings, commercial buildings in particular, should have the facility to use grey water and to have solar panels on their roofs?	Sustainable design and construction policies will be prepared as part of the Local Plan, which will consider such issues.	None
	Chapter 6 Climate Change Para 6.1	Emissions discussed are limited to CO2. We need to consider methane and nitrous oxide. Wealden is an agricultural area and 47% of the UK's methane, 68% of its nitrous oxide come from agriculture. This is particularly dangerous as housing is pushed into increasingly close proximity with farms, farms are expanding to impinge on existing housing.	The emissions given are CO_2e or carbon dioxide equivalent, which is the collective term used for various greenhouse gas emissions. Figure 6.2 provides the CO_2e for the agricultural sector in Wealden. Chapter 7 of the SA Scoping Report focuses on air pollution, and this includes nitrogen dioxide, amongst other air pollutants, which are monitored within the district and reported on in the Air	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
			Quality Annual Status Reports for the district. The latest Report can be found on our website. The relevant tables and text will be updated following the latest Report.	
	Chapter 7 Air, Light and Noise	This section is very thin on PM2.5 which is a mistake in this rural / farming area. 60% of the UK's PM2.5 comes from farming ('Science' 4/11/21) and this is important as housing comes into increasing proximity with farms.	Noted. The baseline data is taken from the latest Air Quality Annual Status Reports for the district.	None
	Chapter 7 Air, Light and Noise Paragraph 7.5	Para 7.5 asserts that 'there are no areas in the district where members of the public are exposed to concentrations of NO2, O3, SO2 , PM10 or PM2.5 in excess of the AQS objectives…'.To my knowledge the District does not have access to the equipment with which to measure PM2.5 so I do not consider it is correct to make this assertion. Particulate Matter refers only to urban sites. In this District farms are more important sites, this is a significant omission.	Noted. The Council reports on the 'air quality of the district' through the Air Quality Annual Status Reports, which cover NO2, O3, SO2 , PM10 and PM2.5. The most recent report (2023) concludes that currently there are no areas in Wealden where members of the public are exposed to concentrations of these pollutants in excess of the UK Air Quality Strategy (AQS) objectives. The methodology applied for data collection meets the Governments requirements for air quality monitoring.	None
SASR32 Simon Cramond	Chapter 2 Sustainable Development Para. 2.10	Why is the HRA only against SACs, SPA's and Ramsar sites? I would expect an HRA for site specific impacts for any development proposal above a certain threshold.	The regulations only relate to designated habitat sites i.e. SPAs and SACs. The NPPF also states that Ramsar sites should be considered in the same way as a habitat site.	None
	Chapter 6 Climate Change Para. 6.36	The local plan could do more to address adaptation to climate change eg through expanded tree planting in urban areas and towns.	Matters relating to climate change adaptation will be considered in the evidence base and development of the local plan policies, which will be assessed in the SA.	None
	Chapter 9 Housing Para. 9.20	Wealden has less than half the quantity of Social Rented tenure when compared with England and would like to know if there are plans, policies etc to address this imbalance?	All matters relating to housing tenure will be addressed in the evidence base, and development of local plan policies, which will be assessed in the SA.	None
	Chapter 4 Baseline Overview Para. 4.8 and 4.9	There is insufficient baseline data for the farming sector eg land use, types of farming, numbers of farms, number of dependent SMEs directly dependent on farming and the rural economy. As mentioned in 4.8, one of Wealden's principal assets is its high quality	Comment noted. The Council does not hold specific data for the farming sector. Table 11.1 sets out that the agricultural, energy and water employment category in Wealden. Table 13.1 also sets out further	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
		environment and farming/rural economy are key contributors to this environment.	details on the Agricultural Land Classification (ALC) in Wealden District.	
	Chapter 7 Air, Light and Noise Para. 7.4	Extrapolating ozone data based on one site (on the southern tip of the district in a SSSI, far away from any traffic) is insufficient. Better measurement is required, especially in areas that actually have some traffic.	Comment noted. The data collected is considered sufficient and meets requirements.	None
	Chapter 8 Health and Wellbeing	There is no baseline data on NHS Dental access in Wealden and this is a major omission from the Health and Wellbeing section.	Comment noted and paragraph 8.29 added as well as Table 8.2.	Amended
	Chapter 8 Health and Wellbeing	There is no data on public footpaths and bridleways; walking and travelling along these is a major recreation and is also a factor in tourism	The data available is limited to the information in the Scoping Report. Wealden has an extensive footpath and bridleway network, which is generally maintained and managed by East Sussex County Council, however data on the levels of use and the condition of each PROW is not available.	None
SASR36 David Marlow	Chapter 4 Overview	A reference to the evidence base of Neighbourhood Plans, should be included as well as of the Local Plan.	Noted. The main data sources are listed. There are of course other data sources that are not listed here but that does not mean that such data sources are not used when appropriate.	None
	Chapter 5 Population & Community	Suggest the following tweaks are made: i. In addition to highlighting the housing needs of certain groups, meeting overall local housing needs should be highlighted. ii. The evidence points to the key demographic trend being the substantial increase in older people in the population, so this group should also be highlighted.	Comments noted. Text has been amended to take into account comments at page 13.	Amended
	Chapter 5 Population & Community	It is stated that, 'Without a Local Plan', there is "Potential for out-migration of young people to continue due to a lack of affordable homes and the availability of suitable higher-paid employment opportunities in the district." Another reason is the lack of higher education locally, both of which are cited elsewhere in the Report.	Noted. Text amended at page 20.	Amended
	Chapter 6 Climate (page 33)	Paragraph 6.6 shows a footnote 14, but this is not provided?	Noted. This was an error. Footnote 18 has been amended.	Amended

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
		It is stated that the likely evolution without a Local Plan will involve "Development comes forward in areas at risk of flooding from any source". However, there is strong national policy in the NPPF to prevent this, irrespective of a Local Plan. Rather, it is suggested that the likely evolution would be that "Development comes forward without full consideration of cumulative and downstream flood risks"	Noted. Chapter 6, Likely Evolution without the Local Plan, sixth bullet point has been amended to reflect this point.	Amended
	Chapter 16 Landscape & Townscape	The "KEY PPPs" refer to the Wealden Landscape Character Assessment (LCA) 2022, but the first quoted LCA is the East Sussex LCA. Therefore, it should refer to **"East Sussex and Wealden LCAs".**	Comment noted. Text has been amended and East Sussex Landscape Character Assessment (2016) added to the Key PPPs	Amended
		Paragraph 16.15. There should be an acknowledgment of the impact on settlement pattern, by amending the second sentence to read: **These developments can all result in a negative impact on landscape character in terms of fragmentation of the landscape, the erosion of the pattern and character of settlements, a loss of tranquillity and a decline in biodiversity.**	Noted. Paragraph 16.15 has been amended.	Amended
	Chapter 19 Table 19.1 DMC 3.2	DMC 3.2 - Avoid development in areas vulnerable to the impacts of climate change? This criterion comes under the 'Flood Risk' Objective, so would be better expressed in flood risk terms, as well as highlighting the impact of development on flood risk areas, even though development is not in them. Suggest redrafting to read: **"Avoid development in higher flood risk areas or in adjacent areas which would increase flood risks, having regard to climate change?"**	Noted. DMC 3.2 has been amended.	Amended
	Chapter 19 Table 19.1 DMC 9.9	DMC 9.9 - Seek to secure a minimum of 10% biodiversity net gain? This is a national policy requirement, so should be worded more positively, to provide encouragement to proposals that provide significant BNG; e.g. **"(Likely to) provide biodiversity net gain well in excess of minimum requirements".**	Noted. DMC 9.9 has been amended.	Amended

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
	Chapter 19 Table 19.1 DMC 10.6	DMC10.6 - Protect and enhance the settlement, its character and its setting including sensitive design? It would be appropriate to refer to the distinct identity, as well as character of settlements, and to improve the phrasing; i.e. **Protect and enhance the character, distinct identities and setting of settlements, including sensitive design?**	Noted. DMC 10.6 has been amended.	Amended
	Chapter 19 Table 19.1 DMC 14.1	DCM 14.1- There is no indicator to provide a basis for understanding what are regarded as "sustainable locations" and, therefore, how this criterion can be applied. It is suggested that it needs to include an indicator that provides the basis for assessing the sustainability of different settlements or, at least, states that this will have regard to the role and function of the settlement.	Comment noted. The wording of DCM 14.1 has been considered further but will remain the same **"Contribute to housing supply and deliver homes in sustainable locations?".** Sustainable locations will be considered as part of the Plan-making process and its associated evidence base, and the policies assessed by the SA.	None
	Chapter 19 Table 19.1 DMC 14.2	DCM 14.2 - While the Objective refers to "To provide housing that meets local needs", this is not clearly carried through into any of the criteria. It would be appropriate to expand the scope of 14.2 to read: **"Contribute to meeting local housing needs, including for affordable homes?"**	Noted. DMC 14.2 has been amended.	Amended
SASR38 and SASR39 Cherry Lavell	Any other comments	The response largely focuses on over development and the general lack of infrastructure within the district. It also notes that there is a general need to take time to consider balance of the needs of the community at large.	Future growth and the requirement for infrastructure will be considered as part of the SA and the Local Plan. The new Local Plan will take a balanced approach in addressing the development needs of the wider area.	None
		It is considered that there is a tendency for developers to dodge or circumvent the duty to provide affordable housing, and/or housing for local residents rather than wealthy incomers and build on the flood plain. The bad performance by utilities, for example water suppliers is also noted.	The Local Plan will consider infrastructure provision and improvements in parallel with new development. Affordable housing and flood risk will be taken account of in the emerging evidence, SA and Local Plan policies.	None
		The response notes that the Scoping Report is a complex document and believes it is rather unfair of the Council to expect ordinary citizens to weigh in on such	The SA is a statutory process, which must be subject to consultation. The Scoping Report consultation provided the opportunity for stakeholders, including	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
		esoteric matters as planning law. The response also touchs on the length of the consultation document and time it would take to read and understand the content of the document.	local residents, to participate in the plan-making process and have an input on its direction. The Council has an obligation to consider the representations received as well as the available evidence to consider how the Plan and its associated documents should be developed.	
		The Consultee would expect the views of people to be properly taken into account, and questions if the consultation is more like 'going through the motions' so that a consultation has taken place?		None
SASR40 John Christopher Wollaston	Any other comments	**Trust in Local Democracy:** Our elected district representatives and salaried council officers should be trusted to formulate a plan that's in accordance with the democratic wishes of the people living in Wealden because they know what is right for our district, not people who work in Bristol or Westminster.	The Council is committed to undertake meaningful involvement in the planning process and has an obligation to involve local people, including Councillors to achieve better outcomes for the delivery of its planning services. The Council's Statement of Community Involvement (SCI) sets out how the Council will achieve effective engagement with local communities, businesses and other stakeholders on local planning decisions so that they can get involved in shaping the places where they live, work and play.	None
		Overdevelopment: Our region is possibly one of the most densely populated areas in Europe because of over development. Currently, developers are permitted to build large estates on green field sites with big houses for people moving from outside the area and not providing affordable housing for local people. Perhaps proof of being 'local' as a condition could be investigated similar to schemes in the West Country.	These issues have been noted by Officers and will be considered further as part of plan-making. Future growth and the requirement for infrastructure will be considered as part of the SA and the Local Plan.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
		Moratorium: I propose that WDC immediately introduce a Moratorium on medium and large developments until the Local Plan is developed and in operation. It's been done before so isn't unprecedented. In the meantime, consideration could be given to small developments of a few affordable dwellings on an infill basis, preferably on brown field sites. This moratorium would give Wealden the opportunity to begin to mitigate the existing major issues such as: traffic congestion, state of the roads, water outages, new reservoir, sewage, flooding, access to GPs and dentists, long hospital waiting lists in conjunction with ESCC, the utilities and other agencies whose responsibility is to provide these services	Noted. This issue is beyond the scope of the SA Scoping Report. As part of the plan-making process, we are working with East Sussex County Council and other service providers on an ongoing basis to help address shortfalls in public transport, water supply, healthcare and educational facilities.	None
		Limited Available Space: Taking into consideration protected areas like Ashdown Forest, The South Downs National Park, The High Weald plus AONBs, SSIs and private estates, the situation is the Lower Weald is mainly left to bear the brunt of new housing. It's painfully obvious the Lower Weald is already massively overcrowded and the infrastructure and facilities cannot cope. So, at least a moratorium would allow time and some respite in order to restore some balance and a better quality of life for the citizens of Wealden.	These issues have been noted by Officers. The Council is committed to balancing future growth with the protection and enhancement of the district's natural environment. The issue of Moratorium is beyond the scope of the SA Scoping Report.	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
	Any other comments	**Types of Future Development:** • No more development on flood plains. • Priority given to brown-field sites for future development. • Agricultural land has to be a last choice option • Local parish opinion must trump all outside pressures. • Consensus must be sought at all times prior to any new development. • New dwellings and industrial buildings should have solar PV with consideration for battery storage plus solar thermal encouraged. • National Grid has insufficient capacity to carry the projected peak loads generated by new large-scale solar farms, local energy storage must be explored to help with sustainability. • Consideration should be given to vehicle to grid systems. • Waste recycling must be improved.	The types and location of future development will be considered as part of the plan-making process and tested in the SA.	None
	Any other comments	**Public Cynicism & Apapthy:** Many ask, “Are we actually wasting our time responding to this ‘scoping’ exercise because once again we’ll be ignored?” So many have become very cynical about whether we enjoy a truly democratic local process in Wealden and wonder if the same will happen to this new plan? So often ‘consultation’ and ‘listening’ exercises tick a box in the planning process.	Noted. The Council hopes that by acknowledging and reviewing these responses it gives you some assurance that your input is valued, and that the concerns you raise are being listened to. The issues will be addressed where possible but in line with legislation, national guidance and government policy.	None
SASR45 Douglas Murray	Chapter 9 Housing	Why is there no mention of bungalow stock in the tables? There should be concern also about the numbers being converted as this has an impact on school and medical provision.	Noted. The Council has some information on bungalow stock within the district as part of the LHNA (August, 2021) (see paragraphs 10.40 to 10.48). The main findings have been added to the SA Scoping Report at paragraph 9.27.	Amended
	Chapter 17 Transport Para. 17.19 and 17.20	Modelling for vehicle movement will have been reset by the pandemic'. Work From Home and travel times and congestion eased. There are no projections of how the	Noted. The Council in conjunction with East Sussex County Council and adjoining District and Borough Councils have commissioned a Transport Study to	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
		road network would cope; the congestion; increased likelihood of accidents; etc. This will be important in informing scope for development in the South Weald particularly. There is no attempt to present data on traffic congestion other than for East Sussex where there is Dept. of Transport data on individual A-roads with the A2270 being awarded the most congested A-road in England prize (Baseline data 1719, 17.20) Why no breakdown to individual A-roads?	assess the impact of population growth and new development on the highways network. This modelling work will be used to inform the Local Plan and will be published accordingly. This will include a consideration of traffic both pre and post covid in accordance with the Department for Transport (DfT) Guidance.	
	Chapter 9 Health and Wellbeing	There seem limited if any metrics to guide planning - Local hospital beds per head of served population: National / East Sussex / within Wealden Number of GPs per head of population: National / East Sussex / Wealden / By Parish/Town.	The provision of local hospital beds and GPs' currently and into the future is the responsibility of NHS Sussex Integrated Care Board (ICB). The Council is working closely with the ICB in establishing where new services may be required as a result of future growth. Where an adverse impact is identified by the ICB the Council will work with developers to ensure that provision of medical facilities is included within major development design. The process for calculating demand is complicated and in general metrics are not easily available.	None
		Green space is important to our wellbeing. No statistics on erosion of Green Space per Parish due to development and proportionately how much Green Space remains in each Parish/Town.	The NPPF seeks to protect open / green spaces. The recently published Open Space Assessment report and the Open Space Parish Summaries, identify areas within the District to be improved, retained or protected.	None
		There is no indication of the costs (car parking, mileage costs/Public Transport costs) for accessing equivalent 'Green Space" in walking distance when "Green Space" in a Parish / Town is removed by development nor the Climate Change Pollution from the use of a vehicle to achieve this.	Noted. The Council does not have such specific detailed data available. However, accessibility to open space and impacts of climate change from development will be considered in the SA.	None
		There are no statistics of the extra strain placed upon existing recreational facilities from developments without playing fields (based on 6 acres per thousand population) and when those legacy playing fields are	Noted. The recently published Playing Pitch and Outdoor Sport Assessment Report and the Playing Pitch and Outdoor Sport Strategy and Action Plan have sought to identify and make recommendations	None

ID Consultee	Issue	Summary of Comments	WDC Response	Proposed Changes
LOCAL COMMUNITY				
		already only a fraction of the area required to serve the existing population?	regarding the shortfall of provision for a series of sport related facilities including playing fields, pitches, cricket squares and similar. The recommendations will be used to inform planning policies in the Local Plan. Where required development will contribute towards the delivery of new open space facilities, either as a financial contribution for the maintenance of existing provision or as new open space provision on site.	
		The information on the "Green Space" and " Playing Fields" needs to be on a Parish/Town basis to inform where there are distinct areas of Green Space /Playing fields deprivation. (This is becoming particularly relevant in the southern Parishes in the South Weald conurbations.)	The recently published Open Space Assessment report , Open Space Parish Summaries, and Playing Pitch and Outdoor Sports Strategy Assessment Report identify areas within the district to be improved, retained or protected. References have been added to the report. This evidence is being used to inform the development of the Infrastructure Delivery Plan and the emerging Wealden Local Plan. The Parish Summaries identify areas on a local / Parish basis.	Amended
	Any other comments	Wealden is the largest East Sussex Tier 1 Council by area and population. It has large protected areas whether designated as ANOB, SSSI, or at its borders with SDNP as well as rural areas which do not offer 'sustainable' development opportunities covering two-thirds or more of its area and having significant impact on the District planning. It would be more helpful if these zones were separately identified and the over-development in some areas more easily identified.	Noted. The SA Scoping Report sets out the baseline to inform the development of the local policies. The sustainability of policy proposals, in particular the spatial options to inform the strategy for development, will be assessed in the SA at the next stage of the Local Plan (Regulation 18), which will be published for consultation.	None
		Some data for Wealden may not be divisible by Town and Parish but should be a priority for informing for planning decisions, especially for the areas already suffering urban sprawl: e.g. Crowborough & environs and the South Weald:- Polegate, Willingdon, Stone Cross, Westham, Pevensey, Hailsham with deprivation in removal of previous and remaining rural environment.	The Council considers available data and at the scale relevant to the matter at hand in the plan-making process and also the SA.	None

A3 Documents added to PPPs as a result of the SA Scoping Report Consultation

- Environmental Noise Guidelines for the European Region Executive Summary (2018)
- WHO Regional Office for Europe. Biological Mechanisms related to Cardiovascular and Metabolic Effects by Environmental Noise (2018)
- The Environment Act 1995 (Section 62)
- The Levelling Up and Regeneration Bill (2022)
- Adult Obesity: Applying all our Health (Updated 11 February 2022)
- Department for Transport. Gear Change. A Bold Vision for Cycling and Walking (2020)
- Department for Transport Cycling and walking Investment Strategy (2017)
- Department for Transport. Bus Back Better. National Bus Strategy for England (2021)
- DEFRA Sustainable Drainage Systems. Non-statutory technical standards for sustainable drainage systems (March 2015)
- Water Management Alliance. Development Control and Regulation Information for Local Planning Authorities (LPAs)
- Spatial Planning for Climate Resilience and Net Zero (July 2023)
- Rising to the Climate Crisis. A Guide for Local Authorities on Planning for Climate Change (December 2018)
- UK Climate Risk Independent Assessment. Technical Report (2021)
- National Model Design Code. Part 1 The Coding Process (2021)
- TCPA Guidance on 20 Minute Neighbourhoods (2021)
- Secured by Design Guides
- Lifetime Homes: Design and Standards
- Rics The Future of Sustainable Building Materials (October 2021)
- Chief Medical Officer's Annual Report 2022: Air Pollution
- Great Crested Newts: District Level Licensing for Development Projects
- Nature Space Partnership. Impact Risk Maps for Great Crested Newts
- UK HSA Strategic Plan 2023 to 2026: securing health, saving lives and protecting livelihoods
- The Quality of Life Framework (2021)
- Active Design. Creating Active Environments through Planning and Design (2023)
- Constituency Data: Health Conditions (October 2023)
- Health and Climate change: Complex Problems with Co-Benefits (January 2023)

- Neurodiversity in Planning Engagement Toolkit (2021)
- The Role of Home Adaptations in Improving Later Life (November 2017)
- RTPI Dementia and Town Planning. RTPI Practice Advice (Updated September 2020)
- Residential Exposure to Transportation Noise in Denmark and Incidence of Dementia: National Cohort Study (August 2021)
- Air Pollution and Dementia (2021)
- Air Pollution and Dementia :A Systematic Review (2019)
- Towards a dementia-inclusive society. WHO Toolkit for dementia- friendly initiatives (2021)
- BREEAM Communities Sustainability Framework
- Network Rail England and Wales Strategic Business Plan Control Period 7 (2023)
- OECD Employment outlook 2023. Artificial Intelligence and Jobs
- Transport for the South East. A Strategic Investment Plan for the South East (March 2023)
- Transport for South East Future Mobility Study (July 2021)
- Transport for South East. Future Mobility Study: strategic plan
- South Downs National Park Authority. People and Nature Network. Green Infrastructure in the South Downs National Park and the Wider South East (March 2020)
- South Downs National Park Landscape Character Assessment 1 (Updated January 2023) and Technical Papers (October 2021)
- South Downs National Park Viewshed Characterisation and South Downs National Park : View Characterisation and Analysis (November 2015)
- South Downs National Park Authority Tranquility Study (2017)
- Mapping of the South Downs International Dark Skies Reserve and their Tranquility Study
- Healthy Lives, Healthy People: East Sussex Health and Wellbeing Board Strategy
- Connecting People and Places. Bringing Communities together in East Sussex- Annual Report of the Director of Public Health in East Sussex (2022/23)
- East Sussex County Council Bus Service Improvement Plan (October 2021)

A4 Vision and Objectives

VO1 Net Zero

SUMMARY OF RESULTS	Policy No: VO1				Policy: Vision and Objectives – Net Zero															
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 majority of effects are likely to be minor positive in the short to medium term but increase to major positive in the long term as the measures to respond to the climate crisis are implemented and technological advances are made.
Mitigation Measures	Specific mitigation measures to respond to the climate crisis are provided through the Local Plan policies.
Cumulative Impacts	The cumulative impact is positive and effects the majority of the objectives.
Summary	• The vision and objectives propose that the District will have made significant progress in the move to become a Net Zero district by 2040 in response to the climate crisis and the need to be more prepared for the effects of climate change prevention, adaptation and mitigation. • The objectives support the need to: respond to the challenges of the climate crisis; transition to a low carbon society by minimising carbon emissions; reduce energy consumption and ensure resources are used effectively; increase the use of renewable and low carbon energy; and protect and ensure the sustainable use of natural resources and minimise waste.

	• The effect is likely to be minor positive in the short to medium term but increase to major positive in the long term as the measures to respond to the climate crisis and net zero are implemented.

VO2 Infrastructure

SUMMARY OF RESULTS	Policy No: VO2				Policy: Vision and Objectives - Infrastructure															
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 effects for climate change mitigation and adaptation, and water resources & quality are likely to be minor positive in the short to medium term but increase to major positive in the long term as the measures to respond to the climate crisis are implemented and technological advances are made.
Mitigation Measures	Specific mitigation measures for the sustainability objectives are provided through the Local Plan policies.
Cumulative Impacts	The cumulative impact is positive and affects the majority of the objectives.
Summary	• The vision and objectives propose that infrastructure, services and community facilities are provided, and key projects delivered to match the requirements and needs of new and existing communities and to contribute to healthy and sustainable living for all residents. • The objectives support the need to: work with partners to provide the right level of infrastructure and capacity, services, facilities and community assets to benefit both new and existing communities; protect existing infrastructure, services, facilities and community assets; support opportunities that will reduce health inequalities, improve communities' health, well-being and quality of life; protect and improve the provision of sport, leisure and recreation facilities; and maximise opportunities that will encourage social interaction, enhance mental and physical well-being and reduce social exclusion.

	• The majority of effects are major positive in the short, medium and long term and support the need to provide the necessary infrastructure for the community.

VO3 Sustainable Transport

SUMMARY OF RESULTS	Policy No: VO3				Policy: Vision and Objectives – Sustainable Transport															
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 majority of the effects are likely to be minor positive in the short to medium term but increase to major positive in the long term as the measures to improve sustainable transport and accessibility are implemented.
Mitigation Measures	Specific mitigation measures for the sustainability objectives are provided through the Local Plan policies.
Cumulative Impacts	The cumulative impact is positive and affects the majority of the objectives.
Summary	• The vision and objectives propose that sustainable and public transport, active travel choices and accessible walkable and cyclable neighbourhoods will contribute to positive outcomes for climate change, people and places allowing communities to thrive, live healthy and inclusive lives, and meet their daily needs locally. • The objectives facilitate and promote the provision of a safe, sustainable and active transport network, supporting the take-up of low and zero emission vehicles, walking, wheeling and cycling; greater connectivity through the provision of footpaths and cycle paths as well as greater integration between different modes of transport; and efficient patterns of movement to ensure access to employment and key local services and facilities.

	• The effect is likely to be minor positive in the short to medium term but increase to major positive in the long term as the measures are implemented.

VO4 Housing

SUMMARY OF RESULTS	Policy No: VO4				Policy: Vision and Objectives – 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 majority of the effects are likely to be major/minor positive in the short, medium and long term as the measures to improve the provision of suitable housing in sustainable locations will be achieved throughout the life of the plan.
Mitigation Measures	Specific mitigation measures for the sustainability objectives are provided through the Local Plan policies.
Cumulative Impacts	The cumulative impact is positive and affects the majority of the objectives.
Summary	• The vision and objectives propose the delivery of new homes in the most accessible and sustainable locations in a way that enhances and respects the distinctive qualities of the District. • The objectives include the delivery of high quality, well-designed and energy efficient new homes to meet local needs; which boost the provision of affordable and specialist homes, to ensure that there is suitable housing for everyone. • The majority of the effects are likely to be major/minor positive in the short, medium and long term as the measures to improve the provision of suitable housing in sustainable locations will be achieved throughout the life of the plan.

VO5 Economy

SUMMARY OF RESULTS	Policy No: VO5				Policy: Vision and Objectives – Economy															
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 majority of the effects are likely to be minor positive in the short, medium and long term as the vision and objectives will have a positive impact for the delivery of new investment and jobs for the local economy that encourage sustainable practices.
Mitigation Measures	• The vision and objectives could be strengthened to address the implications of economic development upon environmental effects more explicitly. Specific mitigation measures for the sustainability objectives are provided through the Local Plan policies and should help to address some of the uncertainty identified.
Cumulative Impacts	The cumulative impact is minor positive.
Summary	• The vision and objectives support the local economy to prosper, to provide new sites to help meet the needs of both existing and future businesses and deliver new well-paid and fulfilling jobs to meet the needs of our communities. • The objectives include: - the maintenance of high levels of employment within the District; - the support of sustainable and inclusive economic and job prosperity, to address barriers to investment; - maintenance of a fair, stable and resilient economy to ensure business and employment opportunities for all;

	- improvement and better alignment of the skills of the workforce with employer's needs to achieve an increase in wages; - the retention, enhancement and expansion of existing employment areas and premises; - a reduction in the need for out-commuting; - support and encouragement for business start-ups and for rural businesses to diversify; - support for local businesses to adopt sustainable practices as well as support the implementation of a circular economy; and - enhancement of the District's tourism, cultural and visitor accommodation offer and improve sustainable access to the District's attractions. • The effect is likely to be minor positive in the short, medium and long term by maintaining high levels of employment and encouraging sustainable economic growth across the District, including higher value jobs.

VO6 Towns and Villages

SUMMARY OF RESULTS	Policy No: VO6				Policy: Vision and Objectives – Towns & Villages															
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 majority of the effects are likely to be minor positive in the short, medium and long term as the vision and objectives support the maintenance and enhancement of the vitality and vibrancy of town centres and villages and ensure development makes a positive contribution to their distinctive qualities including the public realm.
Mitigation Measures	There is some uncertainty against environmental objectives as specific requirements are not provided on how these issues will be addressed, although it is recognised that specific mitigation measures for the environmental issues are provided within the Local Plan policies.
Cumulative Impacts	The cumulative impact is likely to be positive in supporting the vitality and vibrancy of the District's towns and local centres.
Summary	• The vision and objectives support the successful contribution of both new and existing communities and for centres to act as vibrant and vital community hubs for residents and visitors contributing to the character of the District. • The objectives will ensure that new and existing communities can easily access and support town and local centres; protect, maintain and strengthen the role of town and local centres; provide a strong and diverse core of town centre uses; ensure development makes a positive contribution to the distinctive qualities of town and local centres including the public realm. • The effect is likely to be minor positive in the short, medium and long term by maintaining and enhancing the vitality and vibrancy of town centres and villages.

VO7 Nature Recovery

SUMMARY OF RESULTS	Policy No: VO7				Policy: Vision and Objectives – Nature Recovery															
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 majority of the effects are likely to be minor positive in the short, medium and long term as the vision and objectives will have a positive impact for nature recovery and biodiversity.
Mitigation Measures	Specific additional mitigation measures in relation to nature recovery and biodiversity are provided within the Local Plan policies.
Cumulative Impacts	The cumulative impact is likely to be positive in supporting nature recovery and biodiversity.
Summary	• The vision and objectives support the need for nature recovery and contribute to the halt of species decline and the conservation and enhancement of the environment. The biodiversity rich and beautiful countryside, coastal and water environments will continue to define the District. • The objectives protect and enhance biodiversity and geodiversity and extend areas for wildlife; maintain and improve the quality and connectivity of green and blue spaces and functional habitats and improve access to nature; deliver net gains for biodiversity; and protect and improve the quality of the District's water and air. • The effect is likely to be major positive in the short, medium and long term as the vision and objectives support measures which will have a positive impact for nature recovery and biodiversity.

VO8 New Development

SUMMARY OF RESULTS	Policy No: VO8				Policy: Vision and Objectives – New Development															
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 majority of the effects are likely to be major positive in the short, medium and long term as the vision and objectives will have a positive impact for the delivery of sustainable new development.
Mitigation Measures	Specific additional mitigation measures in relation to the sustainability objectives are provided within the Local Plan policies.
Cumulative Impacts	The cumulative impact is likely to be positive in supporting sustainable development across the District.
Summary	• The vision and objectives support the need for attractive new development, which respects the District's most valued landscapes, local distinctiveness and character, and creates sustainable buildings and connected places that incorporate high quality sustainable design, providing a sense of place and facilitating community cohesion. • The objectives conserve and enhance the historic environment and cultural heritage assets; protect and enhance the District's urban and rural landscape, including the High Weald Area National Landscape and the setting of the South Downs National Park; maintain a heritage and culture rich district; and ensure that developments are well-designed, inclusive and accessible for all. • The effect is likely to be major positive in the short, medium and long term as the vision and objectives support measures, which will have a positive impact for the delivery of sustainable new development.

A5 Growth options

Spatial Option A: To maximise growth in all locations within the District to meet the Council's housing and employment needs requirement.

SUMMARY OF RESULTS:	Spatial Option A:	To maximise growth in all locations within the district to meet the Council's housing and employment needs requirement.																		
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	There will be a short-term negative impact on SA Objective SO20 (Education and Skills), as the capacity of schools (primary and secondary) will be in deficit by 2025/26 in the Polegate and Willingdon area that would be a focus for growth in this spatial option. However, it is considered that there will be opportunities to deliver new schools and school places within the District to mitigate the impact in the longer term.
Mitigation Measures	• There may be specific mitigation measures needed for individual sites that come forward under this spatial option to address issues under SA Objective SO9 (Biodiversity), SO10 (Landscape and Townscape), SO11 (Historic and Cultural Heritage), which are considered either major or minor negative impacts, but this may be resolved/mitigated to some extent if suitable mitigation measures are identified on a site-by-site basis.

	• It is also known that infrastructure will need to be provided in terms of healthcare facilities and open space (SO15 Health and Wellbeing) at the District level to accommodate further growth. Mitigation measures will need to be employed for the significant highway constraints identified (SO13 Travel and Accessibility), as well as potentially improved water supply and wastewater infrastructure (SO4 Water Resources/Quality). The measures are unknown at this stage and will need to be considered further with the relevant infrastructure providers. • There is also a requirement to consider all sites included within this spatial option under SA Objective SO3 (Flood Risk). Many of the sites are considered suitable with mitigation measures in place, as described under the SFRA Level 2, but a significant residential development site near to the Cuckmere River, to the west of Hailsham, is considered to have some uncertainty as to whether the site can be mitigated in terms of flood risk, which will be explored prior to the Regulation 19 consultation.
Cumulative Effects	• The cumulative impacts of this spatial option and particularly around maximising growth around sustainable settlements relate largely to potential negative impacts on existing infrastructure (i.e. highways, education and health facilities). The evidence base on transport shows that there are significant existing highway constraints within the district along the Strategic Road Network (SRN)/Major Road Network (MRN), which includes junction capacity issues along the A27, A22, A2270 and A26 in the Low Weald alongside market towns that will be the focus for growth. Further work will be undertaken to ascertain whether mitigation at these junctions can be achieved, but it is known through early transport modelling that if this option was pursued, it would be unlikely that such mitigation at junctions along the SRN/MRN will be achievable for all the sites included in this option. • It is also considered that the spatial option is likely to have a major negative impact upon the landscape, primarily due to growth coming forward within the High Weald AONB and the maximisation of growth around other sustainable settlements within the Low Weald. There will also be cumulative effects on biodiversity, as the spatial option will continue to focus housing growth within the 7km zone of the Ashdown Forest SPA and will cause further recreational pressure on this international ecological site without mitigation. • The cumulative impacts of development will be considered further, where work will be undertaken to understand the impact on the transport network (through a county-wide transport model), which will also consider development from other emerging Local Plans within East Sussex. There will also be a need to consider other infrastructure issues such as education, health services, community facilities, water supply and wastewater and open space specifically, which will include discussion with the relevant infrastructure providers (that are ongoing). The Council will also need to understand the implications for designated ecological sites (i.e. Ashdown Forest, Lewes Downs and Pevensey Levels) through the Habitats Regulation Assessment (HRA). Further information will also be needed in terms of detail of mitigation measures at specific development sites associated with the spatial option. However, it is acknowledged that this spatial option will result in pressure on infrastructure, climate as well as the built and natural environment.
Summary	**Major Positive Effects: SO14 Housing; SO18 Economy and Employment** • This spatial option will deliver around 20,250 (net) dwellings in, or surrounding sustainable settlements, which is circa 450 dwellings over Wealden District's overall housing need. A major positive impact has therefore been identified for SO14 (Housing) given the scale of housing to be delivered. The full employment needs for the District of 184,499 sqm from 2021 to 2039 will be met for both B2 and B8 uses, identified within the Employment and Economic Study for Eastbourne and Wealden (April 2022). Overall, this will bring a major positive impact for SA Objective SO18 (Economy and Employment). **Minor Positive Effects: SO17 Social Deprivation; SO19 Towns and Villages; SA20 Education and Skills** • There are a high number of settlements within Wealden District, including larger villages, which can deliver greater growth through this spatial option that will be able to support the vitality and viability of those villages and particularly their high streets and services, hence the identification of a minor positive impact for SA Objective 19 (Towns and Villages). A minor positive effect is also identified with regards to social deprivation (SO17) as the spatial option will deliver both market and affordable housing in and around all sustainable settlements (including the High Weald AONB), as well as provide job opportunities locally.

- Information from East Sussex County Council, as the education provider for state schools, indicates that local educational provision and capacity is currently adequate to meet the needs of new development across the District, apart from the Polegate and Willingdon area where there will be a deficit in school places in the short term, leading to a minor negative impact. However, a minor positive effect has been identified for SA Objective 20 in the longer term as it is considered that there will be opportunities to deliver new schools and school places within the district to mitigate any short-term capacity issues, as well as the potential for new skills and training.

Minor Negative Effects: SO1 Climate Change Mitigation; SO5 Soil, Land and Minerals; SO6 Waste; SO7 Pollution; SO9 Biodiversity; SO11 Historic and Cultural Heritage

- Minor negative effects are identified in relation to climate change mitigation (SO1) as development will result in an increase in greenhouse gas emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste (SO6) and pollution (SO7) which will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Minor negative effects have been identified for soil, land and minerals (SO5) as this spatial option does not necessarily prioritise the use of previously developed land (brownfield) over greenfield land and maximises new development at the edge of sustainable settlements (generally greenfield land), which could also include BMV land, leading to minor negative effects on this SA Objective. The quantum of greenfield and BMV land loss in this spatial option will be considered in more detail at the regulation 19 stage of the Plan and compared with the other options, but it is known that this option will have a significant loss of greenfield land in order to meet housing need.
- Minor negative impacts are identified for biodiversity (SO9) due to development in this location, particularly to the edge of settlements on greenfield land, and the potential to lose greenfield land and ecological assets (i.e. hedgerows, in-field trees etc.) to allow for new development to take place. Minor negative effects have also been identified for heritage (SO11) as maximising new development in/around historic villages is likely to lead to negative impacts on designated heritage assets and their settings, where national planning policy aims to avoid or minimise any conflict between the heritage asset's conservation and any aspect of those proposals.

Major Negative Effects: SO10 Landscape and Townscape; SO13 Travel and Accessibility

- Major negative effects are identified with regards to landscape and townscape (SO10) as maximising development near to or within designated landscapes is likely within this spatial option. This spatial option is also likely to lead to development at scale in semi-rural areas, in order to maximise growth within Wealden District, which may lead to minor negative impacts to the townscapes of both our small and larger villages. The impact will be dependent on the specific settlement character and the implementation and design of any scheme.
- A major negative impact is identified with regards to travel and accessibility (SO13), as growth will be maximised around and within sustainable settlements. It is known that there are significant highway constraints within the District for growth along the SRN/MRN. Maximising growth in all locations is likely to cause severe impacts on the local highway network, particularly along existing SRN/MRN junctions where there are known capacity issues and limited access to sustainable modes of travel. Further work will be undertaken to ascertain whether mitigation at these junctions can be achieved, but it is known through early transport modelling that if this option was pursued, it would be unlikely that such mitigation at junctions along the SRN/MRN will be achievable for all the sites included in this option.

Uncertain Effects: SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resources/Quality; SO8 Green and Blue Infrastructure; SO12 Digital Infrastructure; SO15 Health and Wellbeing and SO16 Quality of Life and Place

- Uncertain effects are identified for several SA Objectives, as either there is not enough information known about the detailed implementation of the spatial option (i.e. site locations, their scale, design and accessibility) or in the case of providing infrastructure (i.e.SO4, SO12 and SO15) the information is uncertain.

Selection / Rejection of Option	This spatial option is not selected at this stage. This spatial option will deliver around 20,250 (net) dwellings in, or surrounding sustainable settlements, which is 450 dwellings over Wealden District's overall housing need. The option will also meet the full employment needs of the District and will improve town and village centres through new jobs and homes. However, there will be major negative impacts of this growth, namely from the impact on the landscape of Wealden (including the High Weald AONB). There are also significant highway constraints within the District for growth along the SRN/MRN. Maximising growth in all locations is likely to cause severe impacts on the local highway network, particularly along existing SRN/MRN junctions where there are known capacity issues and limited access to sustainable modes of travel. The Council will consider whether mitigation measures are possible between the Regulation 18 and Regulation 19 consultations, but early indications of the transport modelling show that if this option was pursued, it would be unlikely that such mitigation at junctions along the SRN/MRN will be achievable for all sites. **Spatial Option Not Selected**

Spatial Option B: To focus growth in and around all sustainable settlements (as defined in the SSS), and to the edge of major towns that lie adjacent to the district (i.e. Eastbourne and Royal Tunbridge Wells)

SUMMARY OF RESULTS:	Spatial Option B:	To focus growth in and around all sustainable settlements (as defined in the SSS), and to the edge of major towns that lie adjacent to the district (i.e. Eastbourne and Royal Tunbridge Wells)																		
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	There will be a short-term negative impact on SA Objective SO20 (Education and Skills), as it is known that the capacity of schools (primary and secondary) will be in deficit by 2025/26 in the Polegate and Willingdon area, which is a focus for growth in this spatial option. However, it is considered that there will be opportunities to deliver new schools and school places within the District to mitigate the impact in the longer term.

Mitigation Measures	• Specific mitigation measures may be needed for individual sites that come forward under this spatial option to address issues under SA Objective SO9 (Biodiversity), SO10 (Landscape and Townscape), SO11 (Historic and Cultural Heritage), which are considered minor negative impacts, but this may be resolved if suitable mitigation measures are identified on a site-by-site basis. • Infrastructure will also need to be provided in terms of healthcare facilities and open space (SO15 Health and Wellbeing) at the District level to accommodate further growth, that mitigation measures will need to be employed for the significant highway constraints identified (SO13 Travel and Accessibility), as well as potentially improved water supply and wastewater infrastructure (SO4 Water Resources/Quality). The requirements are unknown at this stage and will need to be considered further with the relevant infrastructure providers.
Cumulative Effects	• The cumulative impacts of this spatial option and particularly growth around sustainable settlements relate largely to potentially negative impacts on existing infrastructure (i.e. highways, education and health facilities). The existing evidence base on transport shows that there are significant existing highway constraints within the District along the Strategic Road Network (SRN)/Major Road Network (MRN), which includes junction capacity issues along the A27, A22, A2270 and A26 in the Low Weald alongside market towns that will be the focus for growth. It is also considered that the spatial option is likely to have a minor negative impact upon the landscape, primarily due to growth coming forward within the High Weald AONB, albeit this will be close, or within existing sustainable settlements. There will also be cumulative effects on biodiversity, as the spatial option focuses housing growth within the 7km zone of the Ashdown Forest SPA and will cause further recreational pressure on this international ecological site without mitigation. • The cumulative impacts of development will be considered further, where work will be undertaken to understand the impact on the transport network (through a county-wide transport model) and will also consider development from other emerging Local Plans within East Sussex. There will also be a need to consider other infrastructure issues such as education, health services, community facilities, water supply and wastewater and open space specifically, which will include discussion with the relevant infrastructure providers (that are ongoing). The Council will also need to understand the implications for designated ecological sites (i.e. Ashdown Forest, Lewes Downs and Pevensey Levels) through the Habitats Regulation Assessment (HRA). Further information will also be needed in terms of detail for mitigation measures at specific development sites, however, it is acknowledged that this spatial option will result in pressure on infrastructure, climate as well as the built and natural environment.
Summary	**Major Positive Effects: SO18 Economy and Employment** • The spatial option meets the full employment needs for both B2 and B8 uses identified within the Employment and Economic Study for Eastbourne and Wealden (April 2022) of 184,499 sqm from 2021 to 2039. Overall, this will bring a major positive impact for SA Objective SO18 (Economy and Employment). **Minor Positive Effects: SO3 Flood Risk; SO17 Social Deprivation; SO19 Towns and Villages; SA20 Education and Skills** • There are a high number of settlements within Wealden District, including larger villages, which can deliver greater growth through this spatial option, which will be able to support the vitality and viability of those villages and particularly their high streets and services, hence the identification of a minor positive impact for SA Objective 19 (Towns and Villages). • A minor positive effect has been identified for SO3 (Flood Risk) as it is known that development sites around the sustainable settlements have been through the SFRA Level 1 and 2 and are likely therefore to improve the current flood risk issues. A minor positive effect is also identified with regards to social deprivation (SO17) as the spatial option aims to deliver both market and affordable housing in and around all sustainable settlements (including the High Weald AONB), as well as provide job opportunities locally. • Information from East Sussex County Council, as the education provider for state schools, indicates that local educational provision and capacity is currently adequate to meet the needs of new development across the District, apart from the Polegate and Willingdon area where there will be a deficit in school places in the short term, leading to a minor negative impact. However, a minor positive effect has

	been identified for SA Objective 20 in the longer term as it is considered that there will be opportunities to deliver new schools and school places within the District to mitigate any short-term capacity issues, as well as the potential for new skills and training. **Minor Negative Effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic and Cultural Heritage; SO14 Housing** • This spatial option will deliver around 15,750 (net) dwellings in sustainable settlements, which is circa 4,000 dwellings short of overall housing need. Therefore, a minor negative impact has been identified for SO14 (Housing) given the scale of housing to be delivered within this spatial option. • Minor negative effects have also been identified in relation to climate change mitigation (SO1) as development will result in an increase in greenhouse gas emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste (SO6) and pollution (SO7), which will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Minor negative impacts are also identified for biodiversity (SO9) due to development in this location, particularly to the edge of settlements on greenfield land, and the potential to lose greenfield land and ecological assets (i.e. hedgerows, in-field trees etc.) to allow for new development to take place. • Minor negative effects have been identified with regards to landscape and townscape as additional development near to or within designated landscapes is likely. This spatial option is also likely to lead to development in semi-rural locations, in order deliver growth within Wealden District, which may lead to minor negative impacts to the townscapes of both towns and larger villages, as well as the landscape that surrounds the settlements. The impact will be dependent on specific settlement character and the implementation and design of any scheme. Minor negative effects have also been identified for historic and cultural heritage (SO11) as new development in/around historic villages and towns is likely to lead to negative impacts on designated heritage assets and their settings, where national planning policy aims to avoid or minimise any conflict between the heritage asset's conservation and any aspect of those proposals. **Major Negative Effects: None** **Uncertain Effects: SO2 Climate Change Adaptation; SO4 Water Resources/Quality; SO5 Soil, Land and Minerals; SO8 Green and Blue Infrastructure; SO12 Digital Infrastructure; SO13 Travel and Accessibility; SO15 Health and Wellbeing; SO16 Quality of Life and Place** There are several SA Objectives that will have uncertain effects, as either there is not enough information known about the detailed implementation of the spatial option (i.e. site locations, their scale, design and accessibility) or in the case of providing infrastructure (i.e. SA Objectives SO4, SO8, SO12, SO13 and SO15), the information is unknown at this stage.
Selection / Rejection of Option	• This spatial option is not selected at this stage. This spatial option will deliver around 15,750 (net) dwellings in sustainable settlements, which is circa 4,000 dwellings short of overall housing need. The option, however, will meet the full employment needs of the District and will improve town and village centres through new jobs and homes. • There are no major negative impacts of this spatial option, although minor negative impacts do occur for climate change mitigation, waste, pollution, biodiversity, landscape and heritage, although there may be mitigation measures that could be implemented for some or all of these issues. • There is currently some uncertainty within the Local Plan as to whether an employment site (Ashdown Business Park) can come forward through the Local Plan and further work on this and other potential options for employment growth will be considered at the Regulation 19 stage. **Spatial Option Not Selected (but further work to be undertaken on this spatial option for the Regulation 19 stage).**

Spatial Option C: To focus growth outside of the High Weald AONB, within and around sustainable settlements in the Low Weald (i.e., Uckfield, Hailsham, Polegate and Willingdon and other villages)

SUMMARY OF RESULTS:	Spatial Option C:	To focus growth outside of the High Weald AONB, within and around sustainable settlements in the Low Weald (i.e., Uckfield, Hailsham, Polegate and Willingdon and other villages)																		
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	There will be a short-term negative impact on SA Objective SO20 (Education and Skills), as it is known that the capacity of schools (primary and secondary) will be in deficit by 2025/26 in the Polegate and Willingdon area, which will be a focus for growth in this spatial option. However, it is considered that there will be opportunities to deliver new schools and school places within the District to mitigate the impact in the longer term.
Mitigation Measures	• Specific mitigation measures to address issues under SA Objective SO9 (Biodiversity) for individual sites may be resolved if suitable mitigation measures are identified on a site-by-site basis. • Infrastructure will need to be provided in terms of healthcare facilities and open space (SO15 Health and Wellbeing) at the District level to accommodate further growth.

	• Mitigation measures will also need to be identified for the significant highway constraints (SO13 Travel and Accessibility), and potentially for improved water supply and wastewater infrastructure (SO4 Water Resources/Quality). • The measures needed are unknown at this stage and will need to be considered further with the infrastructure providers.
Cumulative Effects	• The cumulative impacts of this spatial option and particularly growth around sustainable settlements relate largely to potentially negative impacts for existing infrastructure (i.e. highways, education and health facilities). The Council's evidence base on transport shows that there are significant highway constraints within the District along the Strategic Road Network (SRN)/Major Road Network (MRN), which includes junction capacity issues along the A27, A22, A2270 and A26 in the Low Weald alongside market towns, which will be the focus for growth. There will also be cumulative effects on biodiversity, as the spatial option will continue to focus development (partly) within the 7km zone of the Ashdown Forest SPA, which will cause further recreational pressure on this international ecological site without mitigation. • The cumulative impacts of development will need to be considered further. Work will be undertaken to understand the impact on the transport network (through a county-wide transport model), which will also consider development from other emerging Local Plans within East Sussex. There will also be a need to consider other infrastructure issues such as education, health services, community facilities, water supply and wastewater and open space specifically, which will include discussions with the relevant infrastructure providers. The Council will also need to understand the implications for designated ecological sites (i.e. Ashdown Forest, Lewes Downs and Pevensey Levels) through the HRA. Further information will be needed in terms of the detail of mitigation measures at specific development sites. It is acknowledged that this spatial option will result in pressure on infrastructure, climate as well as the built and natural environment particularly in the Low Weald.
Summary	**Major Positive Effects: SO18 Economy and Employment** • The spatial option meets the full employment needs of 184,499 sqm from 2021 to 2039 as identified for both B2 and B8 uses within the Employment and Economic Study for Eastbourne and Wealden (April 2022), which has a major positive impact for SA Objective SO18 (Economy and Employment). **Minor Positive Effects: SO3 Flood Risk; SO10 Landscape and Townscape; SO11 Historic and Cultural Heritage; SO19 Towns and Villages; SA20 Education and Skills** • There are a high number of settlements within the Low Weald, including larger villages, which can deliver greater growth through this spatial option, which will be able to support the vitality and viability of those villages and particularly their high streets and services, and will have a minor positive impact for SA Objective 19 (Towns and Villages). There are settlements washed over by the High Weald AONB designation which may not benefit in the same way, but the two main town centres within the High Weald AONB (Crowborough and Heathfield) are not covered by the designation so are supported in this spatial option. • A minor positive effect has been identified for SO3 (Flood Risk) as it is known that development coming forward as part of this spatial option around sustainable settlements have been through the SFRA Level 1 and 2 and are therefore likely to improve the current flood risk issues in those areas. • Minor positive impacts have also been identified with regards to landscape and townscape as there would be limited additional development near to or within designated landscapes (i.e. the High Weald AONB) within this spatial option. However, there is potential for impacts on landscape within the Low Weald resulting from development adjacent to existing sustainable settlements. Minor positive impacts are also identified for SO11 (Historic and Cultural Heritage) as this spatial option does not support growth in some of Wealden's smaller villages or in settlements washed over by the High Weald AONB designation (i.e. Mayfield, Wadhurst etc.) that contain substantial historic assets, and it will preserve some of the smaller historic villages of the District in the longer term. • Information from East Sussex County Council, as the education provider for state schools, indicates that local educational provision and capacity is currently adequate to meet the needs of new development across the District, apart from the Polegate and Willingdon area

	where there will be a deficit in school places in the short term, leading to minor negative impact. However, a minor positive effect has been identified for SA Objective 20 in the longer term as it is considered that there will be opportunities to deliver new schools and school places within the district to mitigate any short-term capacity issues, as well as the potential for new skills and training. **Minor Negative Effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO9 Biodiversity; SO14 Housing; SO17 Social Deprivation** • This spatial option will deliver around 15,000 (net) dwellings in sustainable settlements, which is approximately circa 4,800 dwellings short of overall housing need. Therefore, a minor negative has therefore been identified for SO14 (Housing) given the scale of housing to be delivered within this spatial option. • Minor negative effects have also been identified in relation to climate change mitigation (SO1) as all development is likely to increase greenhouse gas emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste (SO6) and pollution (SO7), as impacts will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Minor negative impacts are also identified for biodiversity (SO9) as development is focussed on the edge of sustainable settlements on greenfield land, where there is the potential to lose greenfield land and ecological assets (i.e. hedgerows, in-field trees etc.) to allow for new development to take place. • A minor negative impact is also identified with regards to SO17 (Social Deprivation) as the spatial option may leave behind some rural communities in Wealden, as both new housing and businesses will be focused upon market towns and larger villages in the Low Weald, rather than rural areas. The same reasoning applies to the High Weald AONB, as this spatial option does not focus growth on those settlements either and will not provide substantive amounts of affordable housing or jobs within the High Weald AONB. **Major Negative Effects** **Uncertain Effects: SO2 Climate Change Adaptation; SO4 Water Resources/Quality; SO5 Soil, Land and Minerals; SO8 Green and Blue Infrastructure; SO12 Digital Infrastructure; SO13 Travel and Accessibility; SO15 Health and Wellbeing and SO16 Quality of Life and Place** • There are several SA Objectives that will have uncertain effects, as either there is not enough information known about the detailed implementation of the spatial option (i.e. site location, their scale, design and accessibility) or in the case of providing infrastructure (i.e. SA Objectives SO4, SO8, SO12, SO13 and SO15) the information is uncertain.
Selection / Rejection of Option	This spatial option will deliver around 15,000 (net) dwellings in sustainable settlements, which is approximately circa 4,800 dwellings short of overall housing need and is the least of any spatial option considered. The option will, however, meet the full employment needs of the District and improve the town and village centres through new jobs and homes, at least within the Low Weald. There are no major negative impacts for this spatial option, although minor negative impacts do occur for climate change mitigation, waste, pollution, biodiversity and social deprivation. There may be mitigation measures which could be implemented for some or all of these issues. However, due to the low level of housing supported in this spatial option, particularly within the High Weald AONB, it is not considered to meet several objectives for the Local Plan. There is currently some uncertainty within the Local Plan as to whether an employment site (Ashdown Business Park) can come forward through the Local Plan and further work on this and other potential options for employment growth will be considered at the Regulation 19 stage. **Spatial Option Not Selected**

Spatial Option D: To focus growth on the delivery of new strategic extensions at existing sustainable settlements. Continue to support growth through windfalls at those settlements.

SUMMARY OF RESULTS:	Spatial Option D:	To focus growth on the delivery of new strategic extensions at existing sustainable settlements. Continue to support growth through windfalls at those settlements.																		
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	There will be a short-term negative impact on SA Objective SO20 (Education and Skills), as the capacity of schools (primary and secondary) will be in deficit by 2025/26 in the Polegate and Willingdon area, which will be a focus for growth in this spatial option. However, it is considered that there will be opportunities to deliver new schools and school places within the District to mitigate the impact in the longer term.
Mitigation Measures	• There may be specific mitigation measures for individual sites that come forward under this spatial option to address issues under SA Objective SO9 (Biodiversity), SO10 (Landscape and Townscape), SO11 (Historic and Cultural Heritage), which are considered minor negative impacts, and may be resolved if suitable mitigation measures are identified on a site-by-site basis. • Infrastructure will need to be provided in terms of healthcare facilities and open space (SO15 Health and Wellbeing) at the District level to accommodate further growth.

	• Mitigation measures will need to be provided for the significant highway constraints identified (SO13 Travel and Accessibility), and water supply and wastewater infrastructure (SO4 Water Resources/Quality) potentially improved. • The measures needed are unknown at this stage and will need to be considered further with the relevant infrastructure providers.
Cumulative Effects	• The cumulative impacts of this spatial option and particularly growth around sustainable settlements relate largely to potentially negative impacts on existing infrastructure (i.e. highways, education and health facilities). The Council's evidence base on transport shows that there are significant highway constraints within the District along the Strategic Road Network (SRN)/Major Road Network (MRN), which include junction capacity issues along the A27, A22, A2270 and A26 in the Low Weald alongside market towns, which will be a focus for growth. A minor negative impact upon the landscape is also likely, primarily due to the delivery of new strategic extensions at existing sustainable settlements both within the High Weald AONB and in the Low Weald. There will also be cumulative effects on biodiversity, as the spatial option will continue to focus housing growth within the 7km zone of the Ashdown Forest SPA, which will cause further recreational pressure on this international ecological site without mitigation. • The cumulative impacts of development will be considered further, where work will be undertaken to understand the impact on the transport network (through a county-wide transport model), which will also consider development from other emerging Local Plans within East Sussex. There will also be a need to consider other infrastructure issues such as education, health services, community facilities, water supply and wastewater and open space specifically, which will include discussions with the relevant infrastructure providers (that are ongoing). • The Council will also need to understand the implications for designated ecological sites (i.e. Ashdown Forest, Lewes Downs and Pevensey Levels) through the Habitats Regulation Assessment (HRA) and the overall impact on national landscape designations, including the High Weald AONB. Further information will also be needed in terms of detail of mitigation measures at specific development sites associated with the spatial option, including flood risk. • It is acknowledged that this spatial option will result in pressure on infrastructure, climate as well as the built and natural environment.
Summary	**Major Positive Effects: SO18 Economy and Employment** • The spatial option meets the Council's full employment needs for both B2 and B8 uses identified within the Employment and Economic Study for Eastbourne and Wealden (April, 2022), which will bring major positive impacts for SA Objective SO18 (Economy and Employment). **Minor Positive Effects: SO17 Social Deprivation; SO19 Towns and Villages; SA20 Education and Skills** • There are a high number of settlements within Wealden District, including larger villages, which can deliver greater growth through this spatial option which will be able to support the vitality and viability of those villages and particularly their high streets and services, and will result in a minor positive impact for SA Objective 19 (Towns and Villages). • A minor positive effect is also identified with regards to social deprivation (SO17) as the spatial option will deliver both market and affordable housing at the edge of all sustainable settlements (including the High Weald AONB), as well as provide job opportunities locally. Information from East Sussex County Council, as the education provider for state schools, indicates that local educational provision and capacity is currently adequate to meet the needs of new development across the District, apart from the Polegate and Willingdon area where there will be a deficit in school places in the short term, leading to a minor negative impact. However, a minor positive effect has been identified for SA Objective 20 (Education and Skills) in the longer term as it is considered that there will be opportunities to deliver new schools and school places within the District to mitigate any short-term capacity issues, as well as the potential for new skills and training. **Minor Negative Effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic and Cultural Heritage; SO14 Housing**

	• Around 15,500 (net) dwellings will be delivered, which is circa 4,300 dwellings short of the overall housing target of 19,800 (net) dwellings. Therefore, a minor negative impact has been identified for SO14 (Housing) given the scale of the housing to be delivered within this spatial option. • Minor negative effects are identified in relation to climate change mitigation (SO1) as development will result in an increase in greenhouse gas emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste (SO6) and pollution (SO7), as these will increase as a result of new development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Minor negative impacts are identified for biodiversity (SO9) due to development in this location, particularly at the edge of the settlements on greenfield land where there is the potential to lose greenfield land and ecological assets (i.e. hedgerows, in-field trees etc.) to allow for new development to take place. • Minor negative effects are identified with regards to landscape and townscape (SO10) as additional development at scale adjacent to or within designated landscapes (i.e. the High Weald AONB) are contained within this spatial option. This spatial option is also likely to lead to development in semi-rural/rural locations, in order deliver growth within Wealden District, which will lead to negative impacts to the landscapes that surrounds the settlements, as well as potentially harming the character of those townscapes. • Minor negative effects are identified for historic and cultural heritage (SO11) as new development in/around historic villages and towns (including those within the High Weald AONB) is likely to lead negative impacts on designated heritage assets and their settings, where national planning policy aims to avoid or minimise any conflict between the heritage asset's conservation and any aspect of those proposals. **Major Negative Effects: None** **Uncertain Effects: SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resources/Quality; SO5 Soil, Land and Minerals; SO8 Green and Blue Infrastructure; SO12 Digital Infrastructure; SO13 Travel and Accessibility; SO15 Health and Wellbeing; SO16 Quality of Life and Place** • There are several SA Objectives which will have uncertain effects, as either there is not enough information known about the detailed implementation of the spatial option (i.e. site locations, their scale, design and accessibility) or in the case of providing infrastructure (i.e. SA Objectives SO4, SO8, SO12, SO13 and SO15), this information is unknown at this stage for the spatial option.
Selection / Rejection of Option	This spatial option is not selected at this stage. This spatial option will deliver around 15,500 (net) dwellings in sustainable settlements, which is circa 4,300 dwellings short of overall housing need. The option will, however, meet the full employment needs of the District and will improve the town and village centres through new jobs and homes. There are no major negative impacts for this spatial option, although minor negative impacts do occur for climate change mitigation, waste, pollution, biodiversity, landscape and heritage. There may be mitigation measures which could be implemented for some or all of these issues. There is currently some uncertainty within the Local Plan as to whether an employment site (Ashdown Business Park) in this option can come forward through the Local Plan and further work on this and other potential options for employment growth will be considered at the Regulation 19 stage. In addition, there is also uncertainty as to whether a large mixed-use site, named 'West of Uckfield' can come forward through this spatial option and this will be explored further in the Regulation 19 Local Plan. **Spatial Option Not Selected (but further work to be undertaken on this spatial option for the Regulation 19 stage).**

Spatial Option E: To maximise growth in all locations within the district to meet the Council's housing and employment needs requirement and to meet a small proportion of Eastbourne's unmet housing need.

SUMMARY OF RESULTS:	Spatial Option E:	To maximise growth in all locations within the district to meet the Council's housing and employment needs requirement and to meet a small proportion of Eastbourne's unmet housing need.



COMMENTARY:	
Duration/Reversibility	There will be a short-term negative impact on SA Objective SO20 (Education and Skills), as the capacity of schools (primary and secondary) will be in deficit by 2025/26 in the Polegate and Willingdon area which would be a focus for growth in this spatial option. However, it is considered that there will be opportunities to deliver new schools and school places within the District to mitigate the impact in the longer term.
Mitigation Measures	• There may be specific mitigation measures needed for individual sites that come forward under this spatial option to address issues under SA Objective SO9 (Biodiversity), SO10 (Landscape and Townscape), SO11 (Historic and Cultural Heritage), which are considered either

	major or minor negative impacts, but this may be resolved/mitigated to some extent if suitable mitigation measures are identified on a site-by-site basis. • Infrastructure will need to be provided in terms of healthcare facilities and open space (SO15 Health and Wellbeing) at the District level to accommodate further growth. • Mitigation measures will need to be provided for the significant highway constraints identified (SO13 Travel and Accessibility), and water supply and wastewater infrastructure (SO4 Water Resources/Quality) potentially improved. The measures needed are unknown at this stage and will need to be considered further with the relevant infrastructure providers. • There is also a requirement to consider all sites included within this spatial option under SA Objective SO3 (Flood Risk). Many of the sites are considered suitable with mitigation measures in place, as described under the SFRA Level 2, but a significant residential development site near to the Cuckmere River, to the west of Hailsham, is considered to have some uncertainty as to whether the site can be mitigated in terms of flood risk, which will be explored prior to the Regulation 19 consultation.
Cumulative Effects	• The cumulative impacts of this spatial option and particularly around maximising growth around sustainable settlements relate largely to potentially negative impacts on existing infrastructure (i.e. highways, education and health facilities). The evidence base for transport shows that there are significant existing highway constraints within the District along the SRN/MRN, which includes junction capacity issues along the A27, A22, A2270 and A26 in the Low Weald alongside market towns that will be the focus for growth. Further work will be undertaken to ascertain whether mitigation at these junctions can be achieved, but it is known through early transport modelling that if this option was pursued, it would be unlikely that such mitigation at junctions along the SRN/MRN will be achievable for all the sites included in this option. • A major negative impact is also likely upon the landscape, primarily due to growth coming forward within the High Weald AONB (this spatial option has the highest number of dwellings allocated within the High Weald AONB) and the maximisation of growth around other sustainable settlements within the Low Weald. There will also be cumulative effects on biodiversity, as the spatial option would continue to focus housing growth within the 7km zone of the Ashdown Forest SPA and will cause further recreational pressure on this international ecological site without mitigation. • The cumulative impacts of development will be considered further, where work will be undertaken to understand the impact on the transport network (through a county-wide transport model) which will also consider development from other emerging Local Plans within East Sussex. There will also be a need to consider other infrastructure issues such as education, health services, community facilities, water supply and wastewater and open space specifically, which will include discussions with the relevant infrastructure providers (which are ongoing). The Council will also need to understand the implications for designated ecological sites (i.e. Ashdown Forest, Lewes Downs and Pevensey Levels) through the Habitats Regulation Assessment (HRA). Further information will also be needed in terms of detail of mitigation measures at specific development sites associated with the spatial option. It is acknowledged that this spatial option will result in pressure on infrastructure, climate as well as the built and natural environment.
Summary	**Major Positive Effects: SO14 Housing; SO17 Social Deprivation; SO18 Economy and Employment** • Around 21,200 (net) dwellings will be delivered in, or surrounding sustainable settlements, which is approximately 1,400 (net) dwellings over Wealden District's overall housing need. The supply of new homes will also be able to meet a small proportion of Eastbourne's unmet housing need. Therefore, a major positive impact has been identified for SO14 (Housing) given the scale of housing to be delivered within this spatial option. • The Council's identified employment needs of 184,499 sqm from 2021 to 2039 for both B2 and B8 uses within the Employment and Economic Study for Eastbourne and Wealden (April 2022) will be met in full, which will bring a major positive impact for SA Objective SO18 (Economy and Employment) overall. A major positive effect is also identified with regards to social deprivation (SO17) as the spatial option aims to maximise both market and affordable housing in and around all sustainable settlements (including the High Weald AONB), as well as provide job opportunities locally.

Minor Positive Effects: SO19 Towns and Villages; SA20 Education and Skills

- There are a high number of settlements within Wealden District, including larger villages, which can deliver greater growth through this spatial option, which will be able to support the vitality and viability of those villages and particularly their high streets and services, hence the identification of a minor positive impact for SA Objective 19 (Towns and Villages). Information from East Sussex County Council, as the education provider for state schools, indicates that local educational provision and capacity is currently adequate to meet the needs of new development across the District, apart from the Polegate and Willingdon area where there will be a deficit in school places in the short term, leading to a minor negative impact. However, a minor positive effect has been identified for SA Objective 20 in the longer term as it is considered that there will be opportunities to deliver new schools and school places within the District to mitigate any short-term capacity issues, as well as the potential for new skills and training.

Minor Negative Effects: SO1 Climate Change Mitigation; SO5 Soil, Land and Minerals; SO6 Waste; SO9 Biodiversity; SO11 Historic and Cultural Heritage

- Minor negative effects are identified in relation to climate change mitigation (SO1) as development will result in an increase in greenhouse gas emissions, however, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. A minor negative effect has also been identified for waste (SO6), which will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts.
- Minor negative effects have been identified for soil, land and minerals (SO5) as this spatial option does not necessarily prioritise the use of previously developed land (brownfield) over greenfield land and will maximise new development at the edge of sustainable settlements (which tends to be greenfield land), which could also include BMV land, leading to minor negative effects on this SA Objective. This will be considered in more detail in terms of the quantum of greenfield and BMV land loss in this spatial option, compared with other options, but it is recognised that this option will result in the significant loss of greenfield land in order to meet housing need.
- Minor negative impacts are identified for biodiversity (SO9) due to development in this location, particularly to the edge of settlements on greenfield land, and the potential to lose greenfield land and ecological assets (i.e. hedgerows, in-field trees etc.) to allow for new development to take place.

Major Negative Effects: SO7 Pollution; SO10 Landscape and Townscape; SO11 Historic and Cultural Heritage; SO13 Travel and Accessibility

- Major negative effects are identified with regards to landscape and townscape (SO10) as maximising development near to or within designated landscapes is likely within this spatial option. This spatial option is also likely to lead to development at scale in semi-rural areas, in order to maximise growth within Wealden District, which may lead to minor negative impacts to the townscapes of both small and larger villages. The impact will be dependent on the specific settlement character and the implementation and design of any scheme. Major negative effects have also been identified for heritage (SO11) as maximising new development in/around historic villages is likely to lead negative impacts on designated heritage assets and their settings, where national planning policy aims to avoid or minimise any conflict between the heritage asset's conservation and any aspect of those proposals.
- A major negative impact is identified with regards to travel and accessibility (SO13), as this spatial option aims to maximise growth in around and sustainable settlements. There are significant highway constraints within the District for growth along the SRN/MRN. Maximising growth in all locations is likely to cause severe impacts on the local highway network, particularly along existing SRN/MRN junctions where there are known capacity issues and limited access to sustainable modes of travel. Further work will be undertaken to ascertain whether mitigation at these junctions can be achieved, but early transport modelling shows that if this option was pursued, it would be unlikely that such mitigation at junctions along the SRN/MRN will be achievable for all the sites included in this option.

	• A major negative impact has also been identified for pollution (SO7) given the scale of growth in this spatial option, and in particular the impact on the High Weald AONB in terms of noise and light pollution specifically, which could only be mitigated to some extent through good design and siting. **Uncertain Effects: SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resources/Quality; SO8 Green and Blue Infrastructure; SO12 Digital Infrastructure; SO15 Health and Wellbeing; SO16 Quality of Life and Place** • There are several SA Objectives which will have uncertain effects, as either there is not enough information known about the detailed implementation of the spatial option (i.e. site locations, their scale, design and accessibility) or in the case of providing infrastructure (i.e.SO4, SO12 and SO15) this is uncertain.
Selection / Rejection of Option	This spatial option is not selected at this stage. This spatial option will deliver around 21,200 (net) dwellings in, or surrounding sustainable settlements, which is approximately 1,400 dwellings over Wealden District's overall housing need. The option will also meet the full employment needs of the District and will improve the town and village centres through new jobs and homes. However, there will be major negative impacts of this growth, namely the impact on the landscape of Wealden (including the High Weald AONB), the historic environment and pollution. There are also significant highway constraints within the District for growth along the SRN/MRN. Maximising growth in all locations is likely to cause severe impacts on the local highway network, particularly along existing SRN/MRN junctions where there are known capacity issues and limited access to sustainable modes of travel. The Council will consider whether mitigation measures are possible between the Regulation 18 and Regulation 19 consultations, but early indications of the transport modelling show that if this option was pursued, it would be unlikely that such mitigation at junctions along the SRN/MRN will be achievable for all sites. **Spatial Option Not Selected.**

Spatial Option F: To focus growth in and around all sustainable settlements (as defined in the SSS), and to the edge of major towns that lie adjacent to the district (i.e. Eastbourne and Royal Tunbridge Wells), with limited employment growth.

SUMMARY OF RESULTS:	Spatial Option F:	To focus growth in and around all sustainable settlements (as defined in the SSS), and to the edge of major towns that lie adjacent to the district (i.e. Eastbourne and Royal Tunbridge Wells), with limited employment growth.																		
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	There will be a short-term negative impact on SA Objective SO20 (Education and Skills), as the capacity of schools (primary and secondary) will be in deficit by 2025/26 in the Polegate and Willingdon area, which will be a focus for growth in this spatial option. However, there are opportunities to deliver new schools and school places within the District to mitigate the impact in the longer term.
Mitigation Measures	• There may be specific mitigation measures needed for individual sites that come forward under this spatial option to address issues under SA Objective SO9 (Biodiversity), SO10 (Landscape and Townscape), SO11 (Historic and Cultural Heritage), which are considered minor negative impacts, but this may be resolved if suitable mitigation measures are identified on a site-by-site basis.

	• Infrastructure will need to be provided in terms of healthcare facilities and open space (SO15 Health and Wellbeing) at the District level to accommodate further growth. • Mitigation measures will need to be provided for the highway constraints identified (SO13 Travel and Accessibility), and water supply and wastewater infrastructure (SO4 Water Resources/Quality) potentially improved. • The measures needed are unknown at this stage and will need to be considered further with the relevant infrastructure providers.
Cumulative Effects	• The cumulative impacts of this spatial option and particularly growth around sustainable settlements relate largely to potentially negative impacts on existing infrastructure (i.e. highways, education and health facilities). The evidence base on transport shows that there are significant existing highway constraints within the District along the Strategic Road Network (SRN)/Major Road Network (MRN), which includes junction capacity issues along the A27, A22, A2270 and A26 in the Low Weald alongside market towns, which will be the focus for growth. The spatial option is also likely to have a minor negative impact upon the landscape, primarily due to growth coming forward within the High Weald AONB, although the growth will be close or within existing sustainable settlements. There will also be cumulative effects on biodiversity, as the spatial option will continue to focus housing growth within the 7km zone of the Ashdown Forest SPA and will cause further recreational pressure on this international ecological site without mitigation. • The cumulative impacts of development will be considered further, where work will be undertaken to understand the impact on the transport network (through a county-wide transport model) which will also consider development from other emerging Local Plans within East Sussex. There will also be a need to consider other infrastructure issues such as education, health services, community facilities, water supply and wastewater and open space specifically, which will include discussions with the relevant infrastructure providers (which are ongoing). The Council will also need to understand the implications for designated ecological sites (i.e. Ashdown Forest, Lewes Downs and Pevensey Levels) through the Habitats Regulation Assessment (HRA). Further information will also be needed in terms of the detail of mitigation measures at specific development sites associated with the spatial option. It is acknowledged that this spatial option will result in pressure on infrastructure, climate as well as the built and natural environment.
Summary	**Major Positive Effects: None** **Minor Positive Effects: SO3 Flood Risk; SO19 Towns and Villages; SA20 Education and Skills** • There are a high number of settlements within Wealden District, including larger villages, which can deliver greater growth through this spatial option, which will be able to support the vitality and viability of those villages and particularly their high streets and services, hence the identification of a minor positive impact for SA Objective 19 (Towns and Villages). A minor positive effect has been identified for SO3 (Flood Risk) as it is known that development coming forward as part of this spatial option around sustainable settlements has been through the SFRA Level 1 and 2 and is likely to improve the current flood risk issues in the areas considered. • Information from East Sussex County Council, as the education provider for state schools, indicates that local educational provision and capacity is currently adequate to meet the needs of new development across the District, apart from the Polegate and Willingdon area where there will be a deficit in school places in the short term, leading to a minor negative impact. However, a minor positive effect has been identified for SA Objective 20 in the longer term as it is considered that there will be opportunities to deliver new schools and school places within the District to mitigate any short-term capacity issues, as well as the potential for new skills and training. **Minor Negative Effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic and Cultural Heritage; SO14 Housing; SO17 Social Deprivation; SO18 Economy and Employment** • This spatial option will deliver around 15,750 (net) dwellings in sustainable settlements, which is approximately 4,000 dwellings short of the overall housing need. A minor negative impact has been identified for SO14 (Housing) given the scale of housing to be delivered within this spatial option.

	• This spatial option will only deliver part of the employment need at 84,850 sqm for both B2 and B8 uses identified within the Employment and Economic Study for Eastbourne and Wealden (April 2022), which is approximately 68,000 sqm short of the overall need for B2 and B8 uses (when accounting for completions). A minor negative impact has also been identified for the economy and employment (SO18) and social deprivation (SO17). • Minor negative effects are identified in relation to climate change mitigation (SO1) as development will result in an increase in greenhouse gas emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste (SO6) and pollution (SO7), as both will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. • Minor negative impacts are also identified for biodiversity (SO9) due to development in this location, particularly to the edge of settlements on greenfield land, as there is the potential to lose greenfield land and ecological assets (i.e. hedgerows, in-field trees etc.) to allow for new development to take place. • Minor negative effects are identified with regards to landscape and townscape (SO10) as additional development near to or within designated landscapes is likely. This spatial option is also likely to lead to development in semi-rural locations, in order to deliver growth within Wealden District and this may lead to minor negative impacts to the townscapes of both towns and larger villages, as well as the landscape that surrounds the settlements. The impact will be dependent on specific settlement character and the implementation and design of any scheme. • Minor negative effects are identified for historic and cultural heritage (SO11) as new development in/around historic villages and towns is likely to lead negative impacts on designated heritage assets and their settings, where national planning policy aims to avoid or minimise any conflict between the heritage asset's conservation and any aspect of those proposals. **Major Negative Effects: None** **Uncertain Effects: SO2 Climate Change Adaptation; SO4 Water Resources/Quality; SO5 Soil, Land and Minerals; SO8 Green and Blue Infrastructure; SO12 Digital Infrastructure; SO13 Travel and Accessibility; SO15 Health and Wellbeing; SO16 Quality of Life and Place** • There are several SA Objectives (SO2, SO4, SO5, SO8, SO12, SO13, SO15 and SO16), which will have uncertain effects, as either there is not enough information known about the detailed implementation of the spatial option (i.e. site locations, their scale, design and accessibility) or in the case of providing infrastructure (i.e. SA Objectives SO4, SO8, SO12, SO13 and SO15), it is unknown at this stage for the spatial option.
Selection / Rejection of Option	This spatial option will deliver around 15,750 (net) dwellings in sustainable settlements, which is approximately 4,000 dwellings short of the overall housing need. The spatial option will also not deliver the full employment needs of the District and will be 68,000 sqm short of the overall need for B2 and B8 uses (when accounting for completions). However, the option will continue to improve town and village centres through new jobs and homes. There are no major negative impacts for this spatial option, although minor negative impacts do occur for climate change mitigation, waste, pollution, biodiversity, landscape and heritage and social deprivation. There may be mitigation measures that could be implemented for some or all of these issues. There are no significant uncertainties surrounding the sites provided within this spatial option and it is considered that the spatial option is deliverable. **Spatial Option Selected (further work to be undertaken on this spatial option for the Regulation 19 stage).**

Spatial Option G: Combined Option of Spatial Options B and D

SUMMARY OF RESULTS:	Spatial Option G:				Combined Option of Spatial Options B and D															
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	There will be a short-term negative impact on SA Objective SO20 (Education and Skills), as the capacity of schools (primary and secondary) will be in deficit by 2025/26 in the Polegate and Willingdon area which will be a focus for growth in this spatial option. However, it is considered that there will be opportunities to deliver new schools and school places within the District to mitigate the impact in the longer term.
Mitigation Measures	• There may be specific mitigation measures for individual sites that come forward under this spatial option to address issues under SO9 (Biodiversity), SO10 (Landscape and Townscape), SO11 (Historic and Cultural Heritage), which are considered minor negative impacts, but this may be resolved if suitable mitigation measures are identified on a site-by-site basis. • Infrastructure will need to be provided in terms of healthcare facilities and open space (SO15 Health and Wellbeing) at the District level to accommodate further growth.

	• Mitigation measures will need to be provided for the significant highway constraints identified (SO13 Travel and Accessibility), and water supply and wastewater infrastructure (SO4 Water Resources/Quality) potentially improved. The measures required are unknown at this stage and will need to be considered further with the relevant infrastructure providers.
Cumulative Effects	• The cumulative impacts of this spatial option and particularly growth at scale around our sustainable settlements relate largely to negative impacts on existing infrastructure (i.e. highways, education and health facilities). The Council's evidence base on transport shows that there are significant existing highway constraints within the District along the SRN/MRN, which includes junction capacity issues along the A27, A22, A2270 and A26 in the Low Weald alongside market towns that will be a focus for growth. The spatial option is also likely to have a minor negative impact upon the landscape, primarily due to growth coming forward within the High Weald AONB, but also due to scale of growth in the Low Weald, which will be higher than under Spatial Option B. There will also be cumulative effects on biodiversity, as the spatial option will continue to focus housing growth within the 7km zone of the Ashdown Forest SPA and will cause further recreational pressure on this international ecological site without mitigation. • The cumulative impacts of development will be considered in more detail as the Council progresses through the Local Plan. Further work will be undertaken to understand the impact on the transport network (through a county-wide transport model), which will also consider development from other emerging Local Plans within East Sussex. There will also be a need to consider other infrastructure issues such as education, health services, community facilities, water supply and wastewater and open space specifically, which will include discussions with the relevant infrastructure providers (which are ongoing). The Council will also need to understand the implications for designated ecological sites (i.e. Ashdown Forest, Lewes Downs and Pevensey Levels) through the Habitats Regulation Assessment (HRA) and the overall impact on the national landscape designations, including the High Weald AONB. Further information will also be needed in terms of the detail of mitigation measures at specific development sites associated with the spatial option. This spatial option will result in pressure on infrastructure, climate as well as the built and natural environment.
Summary	**Major Positive Effects: SO18 Economy and Employment** • The spatial option meets the Council's full employment needs for both B2 and B8 uses identified within the Employment and Economic Study for Eastbourne and Wealden (April 2022), which will bring major positive impacts for SA Objective SO18 (Economy and Employment). **Minor Positive Effects: SO17 Social Deprivation; SO19 Towns and Villages; SA20 Education and Skills** • There are a high number of settlements within Wealden District, including larger villages, which can deliver greater growth through this spatial option which will be able to support the vitality and viability of those villages, particularly their high streets and services, hence the identification of a minor positive impact for SA Objective 19 (Towns and Villages). • A minor positive effect is also identified with regards to social deprivation (SO17) as the spatial option will deliver both market and affordable housing within or at the edge of all sustainable settlements (including some affordable housing within the High Weald AONB), as well as provide job opportunities locally. • Information from East Sussex County Council, as the education provider for state schools, indicates that local educational provision and capacity is currently adequate to meet the needs of new development across the District, apart from the Polegate and Willingdon area where there will be a deficit in school places in the short term, leading to a minor negative impact. However, a minor positive effect has been identified for SA Objective 20 (Education and Skills) in the longer term as it is considered that there will be opportunities to deliver new schools and school places within the District to mitigate any short-term capacity issues, as well as the potential for new skills and training. **Minor Negative Effects: SO1 Climate Change Mitigation; SO5 Soil, Land and Minerals; SO6 Waste; SO7 Pollution; SO9 Biodiversity; SO10 Landscape and Townscape; SO11 Historic and Cultural Heritage; SO14 Housing**

	• This spatial option will deliver around 17,750 (net) dwellings, which is approximately 2,000 dwellings short of the overall housing target of 19,800 (net) dwellings. Therefore, a minor negative impact has been identified for SO14 (Housing) given the scale of the housing to be delivered within this spatial option. • Minor negative effects are identified in relation to climate change mitigation (SO1) as development will result in an increase in greenhouse gas emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. A minor negative impact has also been identified for SO5 (Soil, Land and Minerals) as this spatial option will focus growth on the delivery of housing at the edge of existing sustainable settlements (albeit this spatial option is mixed and will also support growth within those settlements), which will deliver growth adjacent to these settlements, which will largely include greenfield land. • Minor negative effects are identified for waste (SO6) and pollution (SO7), which will increase as a result of new development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Minor negative impacts are also identified for biodiversity (SO9) due to development in this location, particularly to the edge of the settlement on greenfield land, as there is the potential to lose greenfield land and ecological assets (i.e. hedgerows, in-field trees etc.) to allow for new development to take place. • Minor negative effects are identified with regards to landscape and townscape (SO10) as additional development near to or within designated landscapes is likely within this spatial option. This spatial option is also likely to lead to development in semi-rural locations, in order deliver growth within Wealden District, which may lead to minor negative impacts to the townscapes of both our towns and larger villages, as well as the landscape that surrounds the settlements. The effect will be dependent on specific settlement character and the implementation and design of any scheme. Minor negative effects have also been identified for historic and cultural heritage (SO11) as new development in/around historic villages and towns (including those within the High Weald AONB) is likely to lead negative impacts on designated heritage assets and their settings, where national planning policy aims to avoid or minimise any conflict between the heritage asset's conservation and any aspect of those proposals. **Major Negative Effects: None** **Uncertain Effects: SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resources/Quality; SO8 Green and Blue Infrastructure; SO12 Digital Infrastructure; SO13 Travel and Accessibility; SO15 Health and Wellbeing; SO16 Quality of Life and Place** • There are several SA Objectives which will have uncertain effects, as either there is not enough information known about the detailed implementation of the spatial option (i.e. site locations, their scale, design and accessibility) or in the case of providing infrastructure (i.e. SA Objectives SO4, SO8, SO12, SO13 and SO15), it is unknown at this stage.
Selection / Rejection of Option	This spatial option will deliver around 17,750 (net) dwellings, which is approximately 2,000 dwellings short of the overall housing target of 19,800 (net) dwellings. The option will, however, meet the full employment needs of the District and will improve town and village centres through new jobs and homes. There are no major negative impacts of this spatial option, although minor negative impacts do occur for climate change mitigation, soil, land and minerals, waste, pollution, biodiversity, landscape and heritage, although there may be mitigation measures that could be implemented for some or all of these issues. There is currently some uncertainty within the Local Plan as to whether an employment site (Ashdown Business Park) in this option can come forward through the Local Plan and further work on this and other potential options for employment growth will be considered at the Regulation 19 stage. In addition, there is also uncertainty as to whether a large mixed-use site, named 'West of Uckfield' can come forward through this spatial option and this will be explored further in the Regulation 19 Local Plan.

	Spatial Option Not Selected (but further work to be undertaken on this spatial option for the Regulation 19 stage).

Appendix 6 - Local Plan Growth option testing - Spatial Options A-G

Spatial Option A

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
617/1780	Land North of Recreation Ground, Berwick Station	Berwick	Berwick Station	10	0
619/1780	Land West of Station Road, Berwick Station	Berwick	Berwick Station	27	0
001/3225 and 291/3225	Land east of Coopers Green Road, Ringles Cross	Buxted	Ringles Cross	35	0
975/3225	Land opposite Roundwood, Coopers Green Road, Ringles Cross	Buxted	Ringles Cross	20	0
027/1840	Lower Totease Farm, Framfield Road, Buxted	Buxted	Buxted	10	0
058/1990	Land at The Walled Garden, Five Ash Down	Buxted	Five Ash Down	20	0
146/1840	Land east of Great Totease Farm, Church Road, Buxted	Buxted	Buxted	20	0
744/1840	Land at Holly Farm, Station Road	Buxted	Buxted	20	0
1005/1410	Land at Mockbeggar Farm, London Road, Uckfield	Buxted	Ringles Cross	60	0
038/1110	Kingswood, Luxford Lane, Crowborough	Crowborough	Crowborough	6	0
055/1110, 317/1110 and 634/1110	Land adjacent to the London Road and Pilmer Road junction, Crowborough	Crowborough	Crowborough	28	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
250/1110	Land at Steel Cross Farm, Green Lane, Crowborough	Crowborough	Crowborough	60	0
698/1110	Land at Byeways, Palesgate Lane, Crowborough	Crowborough	Crowborough	30	0
507/1110	Land at Milbrook Road, Crowborough	Crowborough	Crowborough	15	0
1067/1110	Land east of Southview Close, Crowborough	Crowborough	Crowborough	8	0
154/1950	Land off South Street, East Hoathly	East Hoathly with Halland	East Hoathly	20	0
773/1950	Land at Hesmonds Stud, East Hoathly	East Hoathly with Halland	East Hoathly	170	0
466/1950	Broomy Lodge Field, London Road, East Hoathly	East Hoathly with Halland	East Hoathly	30	0
782/1950	Land east of South Street (Site A), East Hoathly	East Hoathly with Halland	East Hoathly	30	0
985/1950	Harrison's, south of London Road, East Hoathly	East Hoathly with Halland	East Hoathly	150	0
028/1410	Cysleys Farm, Eastbourne Road, Uckfield	Framfield	Uckfield	145	0
194/1410	Land off Old Eastbourne Road, Uckfield	Framfield	Uckfield	30	0
251/1790	Blackboys Inn and Adjoining Land, Lewes Road, Blackboys	Framfield	Blackboys	9	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
063/1610	Land at Benhall Mill Road, Tunbridge Wells	Frant	Tunbridge Wells	60	0
651/1610 and 755/1610	Land at Bayham Road, Tunbridge Wells	Frant	Tunbridge Wells	130	0
748/1750	Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green	Frant	Bells Yew Green	20	0
818/1610	Land at Whinlatter, St Mark's Road, Tunbridge Wells	Frant	Tunbridge Wells	7	0
979/1610 and 1077/1610	Land to the west of Frant Road, Tunbridge Wells	Frant	Tunbridge Wells	260	0
197/1310	Land east of Battle Road, Harebeating Lane, Hailsham	Hailsham	Hailsham	300	0
135/1310	Land south of A271 and north of Harebeating Lane, Hailsham (Site B)	Hailsham	Hailsham	180	0
521/1310 and 313/1310	Land to the east of Battle Road, Hailsham	Hailsham	Hailsham	100	0
524/1310	Land at Harebeating Nursery, Harebeating Lane, Hailsham	Hailsham	Hailsham	10	0
294/1310	Hamlins Mill, Mill Road, Hailsham	Hailsham	Hailsham	6	0
305/1310	Bolneys Farm, South Road, Hailsham	Hailsham	Hailsham	60	0
328/1310	150 and 152 Battle Road, Hailsham	Hailsham	Hailsham	5	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
384/1310	Grovelands Primary School, Gleneagles Drive, Hailsham	Hailsham	Hailsham	40	0
454/1310	Land south of Howard Close, Hailsham	Hailsham	Hailsham	40	0
461/1310	Amberstone Council Depot, Amberstone, Hailsham	Hailsham	Hailsham	15	0
470/1310	Fire Station, Victoria Road, Hailsham	Hailsham	Hailsham	10	0
621/1310	Land at Hailsham Delivery Office, 11 North Street, Hailsham	Hailsham	Hailsham	8	0
678/1310	Land at the Market, Market Street, Hailsham	Hailsham	Hailsham	40	0
883/1310	Harebeating Farm, Harebeating Lane, Hailsham	Hailsham	Hailsham	20	0
1048/1310	Land at The Paddocks, South Road, Hailsham	Hailsham	Hailsham	8	0
708/2080	Land at Castle Farm, Withyham Road, Hartfield	Hartfield	Hartfield	5	0
709/2080	Land at Old Crown Farm, Edenbridge Road, Hartfield	Hartfield	Hartfield	6	0
017/1920	Field to the east of Burnetts Farm, Firgrove Road, Cross-in-Hand	Heathfield and Waldron	Cross In Hand	10	0
149/1210	Land south west of Ghyll Road, Tilsmore, Heathfield	Heathfield and Waldron	Heathfield	35	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
260/1210	Land south of Burwash Road and east of Tower Street, Heathfield	Heathfield and Waldron	Heathfield	20	0
299/1210	Land at 15 Tower Street, Heathfield	Heathfield and Waldron	Heathfield	10	0
525/1210 and 595/1210	Land at and surrounding Rothershaw, High Street, Heathfield	Heathfield and Waldron	Heathfield	22	0
431/1920	Land to rear of Breton House, B2102, Cross in Hand	Heathfield and Waldron	Cross In Hand	15	0
633/1210	Land at Heathfield Police Station, High Street, Heathfield	Heathfield and Waldron	Heathfield	6	0
750/1210	Land at Snatchells Farm, A265, Heathfield	Heathfield and Waldron	Heathfield	24	0
941/1920	Land at Sunnyside, A267, Cross in Hand	Heathfield and Waldron	Cross In Hand	9	0
107/3000	Land adjoining 13 Station Road, Hellingly	Hellingly	Hellingly	10	0
919/3000	Land at Park Farm, New Road, Hellingly	Hellingly	Hellingly	360	0
1145/310	Woods Corner, North Street, Lower Horsebridge	Hellingly	Lower Horsebridge	15	0
608/2090	Land at Collins Honda, Hailsham Road, Herstmonceux	Herstmonceux	Herstmonceux	9	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
1062/3030	Land adjoining Discovery Way and Village Hall, Horam	Horam	Horam	5	0
830/3030	Land at Cauldavon, Horebeech Lane, Marle Green, Horam	Horam	Horam	45	0
920/3030	Land at Great Easterfields, Chiddingly Road, Horam	Horam	Horam	6	0
960/3030	Clearview Farm, Chiddingly Road, Horam	Horam	Horam	35	0
1057/3030	Phase 2, Horeham Flat Farm, Chiddingly Road, Horam	Horam	Horam	6	0
413/3040	Holly Gap Farm, Station Road, Isfield	Isfield	Isfield	10	0
1143/3040	Land to rear of Sandpit Cottage. Station Road, Isfield	Isfield	Isfield	10	0
212/3120 and 440/3120	Land south of Maresfield, A22, Maresfield	Maresfield	Maresfield	210	0
421/3120	Land south west of Park Farm, A22, Maresfield	Maresfield	Maresfield	25	0
098/3170	Land adjacent to Ninfield Reservoir, High Street, Ninfield	Ninfield	Ninfield	20	0
048/1510	Paddock to front of Ditton Park Industrial Estate, Dittions Road, Polegate	Polegate	Polegate	24	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
120/1510	Hindsland Fields (east), Eastbourne Road, Polegate	Polegate	Polegate	30	0
241/1510	Land at Shepham Lane, Polegate	Polegate	Polegate	240	0
261/1510	Hindsland Fields (west), Eastbourne Road, Polegate	Polegate	Polegate	60	0
518/1510	Former Waterhouse Coaches site, Dittons Road, Polegate	Polegate	Polegate	8	0
622/1510	Land at Royal Mail Delivery Office, 74 High Street, Polegate	Polegate	Polegate	8	0
967/1510	Polegate Station Car Park, High Street, Polegate	Polegate	Polegate	25	0
1018/1110	Hideaway, Tubwell Lane, Crowborough	Rotherfield	Crowborough	5	0
006/1410	Land at Thorncrest, Lewes Road, Uckfield	Uckfield	Uckfield	30	0
205/1410	Land at Horstedpond Farm, Lewes Road, Uckfield	Uckfield	Uckfield	350	0
157/1410	Charlwood Manor, Snatts Road, Uckfield	Uckfield	Uckfield	17	0
198/1410	Sunview, 46 New Road, Ridgewood, Uckfield	Uckfield	Uckfield	30	0
323/1410 and 1144/1410	Land at Springfield, Lewes Road, Ridgewood, Uckfield	Uckfield	Uckfield	70	0
539/1410	Cress Farm, 20 Lewes Road, Ridgewood, Uckfield	Uckfield	Uckfield	8	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
346/1410	Land west of Uckfield, Ridgewood, Uckfield	Uckfield	Uckfield	100	0
517/1410	Land rear of Oakley Court, Selby Road, Uckfield	Uckfield	Uckfield	6	0
956/1410	Uckfield Police Station, New Town, High Street, Uckfield	Uckfield	Uckfield	10	0
1007/1410	Land at White House Farm, London Road, Uckfield	Uckfield	Ringles Cross	240	0
694/3330	Land at Windmill House, Windmill Lane, Wadhurst	Wadhurst	Wadhurst	20	0
473/3360	Land adjacent to 125 Rattle Road, Westham	Westham	Westham	7	0
529/3280	Dittons Nursery, Dittons Road, Stone Cross	Westham	Stone Cross	20	0
575/3280	Land at Hazlebank, Rattle Road, Stone Cross	Westham	Stone Cross	8	0
944/2070	Land to the west of the B2104, Hankham	Westham	Stone Cross	15	0
1132/3280	Sharnfold Farm, Hailsham Road, Stone Cross	Westham	Stone Cross	89	0
1153/3280	Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross	Westham	Stone Cross	60	0
1099/3360	Land at Peelings Lane, Westham	Westham	Westham	150	0
213/2040	Land south of Back Lane and to the west of railway line, Groombridge	Withyham	Groombridge	21	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
576/1110	Land to the rear of Cooks Corner Farm and to the north of London Road, Crowborough	Withyham	Crowborough	15	0
1061/1410	Land at Owlsbury Farm, Lewes Road, Uckfield	Littlle Horstead	Uckfield	2,000	0
825/1310, 806/1310 and 805/1310	Land west of Hailsham, A22, Hailsham	Arlington	Hailsham	2,500	0
980/3120, 720/3120, 918/3120	Ashdown Business Park, Michael Way, Maresfield	Maresfield	Maresfield	0	80,000
1039/1310	Knights Farm, Lower Dicker, Hailsham	Hellingly	Hailsham	0	40,000
913/1310 and 973/1310	Land east of A22, South Hailsham	Hailsham	Hailsham	0	16,750
875/3030, 123/3030, 1054/3030, 1172/3030, 1173/3030, 1171/3030, 1059/3030	Horam (south and east of existing village - mostly around Coxlow Farm)	Horam	Horam	750	4,000
			Total development included within spatial option	**10,116**	**140,750**

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
			(excluding existing commitments)		

Spatial Option B

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
617/1780	Land North of Recreation Ground, Berwick Station	Berwick	Berwick Station	10	0
619/1780	Land West of Station Road, Berwick Station	Berwick	Berwick Station	27	0
001/3225 and 291/3225	Land east of Coopers Green Road, Ringles Cross	Buxted	Ringles Cross	35	0
975/3225	Land opposite Roundwood, Coopers Green Road, Ringles Cross	Buxted	Ringles Cross	20	0
027/1840	Lower Totease Farm, Framfield Road, Buxted	Buxted	Buxted	10	0
058/1990	Land at The Walled Garden, Five Ash Down	Buxted	Five Ash Down	20	0
146/1840	Land east of Great Totease Farm, Church Road, Buxted	Buxted	Buxted	20	0
744/1840	Land at Holly Farm, Station Road	Buxted	Buxted	20	0
1005/1410	Land at Mockbeggar Farm, London Road, Uckfield	Buxted	Ringles Cross	60	0
038/1110	Kingswood, Luxford Lane, Crowborough	Crowborough	Crowborough	6	0
055/1110, 317/1110 and 634/1110	Land adjacent to the London Road and Pilmer Road junction, Crowborough	Crowborough	Crowborough	28	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
250/1110	Land at Steel Cross Farm, Green Lane, Crowborough	Crowborough	Crowborough	60	0
698/1110	Land at Byeways, Palesgate Lane, Crowborough	Crowborough	Crowborough	30	0
507/1110	Land at Milbrook Road, Crowborough	Crowborough	Crowborough	15	0
1067/1110	Land east of Southview Close, Crowborough	Crowborough	Crowborough	8	0
154/1950	Land off South Street, East Hoathly	East Hoathly with Halland	East Hoathly	20	0
773/1950	Land at Hesmonds Stud, East Hoathly	East Hoathly with Halland	East Hoathly	170	0
466/1950	Broomy Lodge Field, London Road, East Hoathly	East Hoathly with Halland	East Hoathly	30	0
782/1950	Land east of South Street (Site A), East Hoathly	East Hoathly with Halland	East Hoathly	30	0
985/1950	Harrison's, south of London Road, East Hoathly	East Hoathly with Halland	East Hoathly	150	0
028/1410	Cysleys Farm, Eastbourne Road, Uckfield	Framfield	Uckfield	145	0
194/1410	Land off Old Eastbourne Road, Uckfield	Framfield	Uckfield	30	0
251/1790	Blackboys Inn and Adjoining Land, Lewes Road, Blackboys	Framfield	Blackboys	9	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
063/1610	Land at Benhall Mill Road, Tunbridge Wells	Frant	Tunbridge Wells	60	0
651/1610 and 755/1610	Land at Bayham Road, Tunbridge Wells	Frant	Tunbridge Wells	130	0
748/1750	Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green	Frant	Bells Yew Green	20	0
818/1610	Land at Whinlatter, St Mark's Road, Tunbridge Wells	Frant	Tunbridge Wells	7	0
979/1610 and 1077/1610	Land to the west of Frant Road, Tunbridge Wells	Frant	Tunbridge Wells	260	0
197/1310	Land east of Battle Road, Harebeating Lane, Hailsham	Hailsham	Hailsham	300	0
135/1310	Land south of A271 and north of Harebeating Lane, Hailsham (Site B)	Hailsham	Hailsham	180	
521/1310 and 313/1310	Land to the east of Battle Road, Hailsham	Hailsham	Hailsham	100	0
524/1310	Land at Harebeating Nursery, Harebeating Lane, Hailsham	Hailsham	Hailsham	10	0
294/1310	Hamlins Mill, Mill Road, Hailsham	Hailsham	Hailsham	6	0
305/1310	Bolneys Farm, South Road, Hailsham	Hailsham	Hailsham	60	0
328/1310	150 and 152 Battle Road, Hailsham	Hailsham	Hailsham	5	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
384/1310	Grovelands Primary School, Gleneagles Drive, Hailsham	Hailsham	Hailsham	40	0
454/1310	Land south of Howard Close, Hailsham	Hailsham	Hailsham	40	0
461/1310	Amberstone Council Depot, Amberstone, Hailsham	Hailsham	Hailsham	15	0
470/1310	Fire Station, Victoria Road, Hailsham	Hailsham	Hailsham	10	0
621/1310	Land at Hailsham Delivery Office, 11 North Street, Hailsham	Hailsham	Hailsham	8	0
678/1310	Land at the Market, Market Street, Hailsham	Hailsham	Hailsham	40	0
883/1310	Harebeating Farm, Harebeating Lane, Hailsham	Hailsham	Hailsham	20	0
1048/1310	Land at The Paddocks, South Road, Hailsham	Hailsham	Hailsham	8	0
708/2080	Land at Castle Farm, Withyham Road, Hartfield	Hartfield	Hartfield	5	0
709/2080	Land at Old Crown Farm, Edenbridge Road, Hartfield	Hartfield	Hartfield	6	0
017/1920	Field to the east of Burnetts Farm, Firgrove Road, Cross-in-Hand	Heathfield and Waldron	Cross In Hand	10	0
149/1210	Land south west of Ghyll Road, Tilsmore, Heathfield	Heathfield and Waldron	Heathfield	35	0
260/1210	Land south of Burwash Road and east of Tower Street, Heathfield	Heathfield and Waldron	Heathfield	20	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
299/1210	Land at 15 Tower Street, Heathfield	Heathfield and Waldron	Heathfield	10	0
525/1210 and 595/1210	Land at and surrounding Rothershaw, High Street, Heathfield	Heathfield and Waldron	Heathfield	22	0
431/1920	Land to rear of Breton House, B2102, Cross in Hand	Heathfield and Waldron	Cross In Hand	15	0
633/1210	Land at Heathfield Police Station, High Street, Heathfield	Heathfield and Waldron	Heathfield	6	0
750/1210	Land at Snatchells Farm, A265, Heathfield	Heathfield and Waldron	Heathfield	24	0
941/1920	Land at Sunnyside, A267, Cross in Hand	Heathfield and Waldron	Cross In Hand	9	0
107/3000	Land adjoining 13 Station Road, Hellingly	Hellingly	Hellingly	10	0
919/3000	Land at Park Farm, New Road, Hellingly	Hellingly	Hellingly	360	0
1145/310	Woods Corner, North Street, Lower Horsebridge	Hellingly	Lower Horsebridge	15	0
608/2090	Land at Collins Honda, Hailsham Road, Herstmonceux	Herstmonceux	Herstmonceux	9	0
1062/3030	Land adjoining Discovery Way and Village Hall, Horam	Horam	Horam	5	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
830/3030	Land at Cauldavon, Horebeech Lane, Marle Green, Horam	Horam	Horam	45	0
920/3030	Land at Great Easterfields, Chiddingly Road, Horam	Horam	Horam	6	0
960/3030	Clearview Farm, Chiddingly Road, Horam	Horam	Horam	35	0
1057/3030	Phase 2, Horeham Flat Farm, Chiddingly Road, Horam	Horam	Horam	6	0
413/3040	Holly Gap Farm, Station Road, Isfield	Isfield	Isfield	10	0
1143/3040	Land to rear of Sandpit Cottage. Station Road, Isfield	Isfield	Isfield	10	0
212/3120 and 440/3120	Land south of Maresfield, A22, Maresfield	Maresfield	Maresfield	210	0
421/3120	Land south west of Park Farm, A22, Maresfield	Maresfield	Maresfield	25	0
098/3170	Land adjacent to Ninfield Reservoir, High Street, Ninfield	Ninfield	Ninfield	20	0
048/1510	Paddock to front of Ditton Park Industrial Estate, Dittions Road, Polegate	Polegate	Polegate	24	0
120/1510	Hindsland Fields (east), Eastbourne Road, Polegate	Polegate	Polegate	30	0
241/1510	Land at Shepham Lane, Polegate	Polegate	Polegate	240	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
261/1510	Hindsland Fields (west), Eastbourne Road, Polegate	Polegate	Polegate	60	0
518/1510	Former Waterhouse Coaches site, Dittons Road, Polegate	Polegate	Polegate	8	0
622/1510	Land at Royal Mail Delivery Office, 74 High Street, Polegate	Polegate	Polegate	8	0
967/1510	Polegate Station Car Park, High Street, Polegate	Polegate	Polegate	25	0
1018/1110	Hideaway, Tubwell Lane, Crowborough	Rotherfield	Crowborough	5	0
006/1410	Land at Thorncrest, Lewes Road, Uckfield	Uckfield	Uckfield	30	0
205/1410	Land at Horstedpond Farm, Lewes Road, Uckfield	Uckfield	Uckfield	350	0
157/1410	Charlwood Manor, Snatts Road, Uckfield	Uckfield	Uckfield	17	0
198/1410	Sunview, 46 New Road, Ridgewood, Uckfield	Uckfield	Uckfield	30	0
323/1410 and 1144/1410	Land at Springfield, Lewes Road, Ridgewood, Uckfield	Uckfield	Uckfield	70	0
539/1410	Cress Farm, 20 Lewes Road, Ridgewood, Uckfield	Uckfield	Uckfield	8	0
346/1410	Land west of Uckfield, Ridgewood, Uckfield	Uckfield	Uckfield	100	0
517/1410	Land rear of Oakley Court, Selby Road, Uckfield	Uckfield	Uckfield	6	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
956/1410	Uckfield Police Station, New Town, High Street, Uckfield	Uckfield	Uckfield	10	0
1007/1410	Land at White House Farm, London Road, Uckfield	Uckfield	Ringles Cross	240	0
694/3330	Land at Windmill House, Windmill Lane, Wadhurst	Wadhurst	Wadhurst	20	0
473/3360	Land adjacent to 125 Rattle Road, Westham	Westham	Westham	7	0
529/3280	Dittons Nursery, Dittons Road, Stone Cross	Westham	Stone Cross	20	0
575/3280	Land at Hazlebank, Rattle Road, Stone Cross	Westham	Stone Cross	8	0
944/2070	Land to the west of the B2104, Hankham	Westham	Stone Cross	15	0
1132/3280	Sharnfold Farm, Hailsham Road, Stone Cross	Westham	Stone Cross	89	0
1153/3280	Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross	Westham	Stone Cross	60	0
1099/3360	Land at Peelings Lane, Westham	Westham	Westham	150	0
213/2040	Land south of Back Lane and to the west of railway line, Groombridge	Withyham	Groombridge	21	0
576/1110	Land to the rear of Cooks Corner Farm and to the north of London Road, Crowborough	Withyham	Crowborough	15	0
980/3120, 720/3120, 918/3120	Ashdown Business Park, Michael Way, Maresfield	Maresfield	Maresfield	0	80,000

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
1039/1310	Knights Farm, Lower Dicker, Hailsham	Hellingly	Hailsham	0	40,000
913/1310 and 973/1310	Land east of A22, South Hailsham	Hailsham	Hailsham	0	16,750
875/3030, 123/3030, 1054/3030, 1172/3030, 1173/3030, 1171/3030, 1059/3030	Horam (south and east of existing village - mostly around Coxlow Farm)	Horam	Horam	750	4,000
			Total development included within spatial option (excluding existing commitments)	**5,616**	**140,750**

Spatial Option C

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
617/1780	Land North of Recreation Ground, Berwick Station	Berwick	Berwick Station	10	0
619/1780	Land West of Station Road, Berwick Station	Berwick	Berwick Station	27	0
001/3225 and 291/3225	Land east of Coopers Green Road, Ringles Cross	Buxted	Ringles Cross	35	0
975/3225	Land opposite Roundwood, Coopers Green Road, Ringles Cross	Buxted	Ringles Cross	20	0
027/1840	Lower Totease Farm, Framfield Road, Buxted	Buxted	Buxted	10	0
058/1990	Land at The Walled Garden, Five Ash Down	Buxted	Five Ash Down	20	0
146/1840	Land east of Great Totease Farm, Church Road, Buxted	Buxted	Buxted	20	0
744/1840	Land at Holly Farm, Station Road	Buxted	Buxted	20	0
1005/1410	Land at Mockbeggar Farm, London Road, Uckfield	Buxted	Ringles Cross	60	0
038/1110	Kingswood, Luxford Lane, Crowborough	Crowborough	Crowborough	6	0
055/1110, 317/1110 and 634/1110	Land adjacent to the London Road and Pilmer Road junction, Crowborough	Crowborough	Crowborough	28	0
507/1110	Land at Milbrook Road, Crowborough	Crowborough	Crowborough	15	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
1067/1110	Land east of Southview Close, Crowborough	Crowborough	Crowborough	8	0
154/1950	Land off South Street, East Hoathly	East Hoathly with Halland	East Hoathly	20	0
773/1950	Land at Hesmonds Stud, East Hoathly	East Hoathly with Halland	East Hoathly	170	0
466/1950	Broomy Lodge Field, London Road, East Hoathly	East Hoathly with Halland	East Hoathly	30	0
782/1950	Land east of South Street (Site A), East Hoathly	East Hoathly with Halland	East Hoathly	30	0
985/1950	Harrison's, south of London Road, East Hoathly	East Hoathly with Halland	East Hoathly	150	0
028/1410	Cysleys Farm, Eastbourne Road, Uckfield	Framfield	Uckfield	145	0
194/1410	Land off Old Eastbourne Road, Uckfield	Framfield	Uckfield	30	0
251/1790	Blackboys Inn and Adjoining Land, Lewes Road, Blackboys	Framfield	Blackboys	9	0
063/1610	Land at Benhall Mill Road, Tunbridge Wells	Frant	Tunbridge Wells	60	0
197/1310	Land east of Battle Road, Harebeating Lane, Hailsham	Hailsham	Hailsham	300	0
135/1310	Land south of A271 and north of Harebeating Lane, Hailsham (Site B)	Hailsham	Hailsham	180	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
521/1310 and 313/1310	Land to the east of Battle Road, Hailsham	Hailsham	Hailsham	100	0
524/1310	Land at Harebeating Nursery, Harebeating Lane, Hailsham	Hailsham	Hailsham	10	0
294/1310	Hamlins Mill, Mill Road, Hailsham	Hailsham	Hailsham	6	0
305/1310	Bolneys Farm, South Road, Hailsham	Hailsham	Hailsham	60	0
328/1310	150 and 152 Battle Road, Hailsham	Hailsham	Hailsham	5	0
384/1310	Grovelands Primary School, Gleneagles Drive, Hailsham	Hailsham	Hailsham	40	0
454/1310	Land south of Howard Close, Hailsham	Hailsham	Hailsham	40	0
461/1310	Amberstone Council Depot, Amberstone, Hailsham	Hailsham	Hailsham	15	0
470/1310	Fire Station, Victoria Road, Hailsham	Hailsham	Hailsham	10	0
621/1310	Land at Hailsham Delivery Office, 11 North Street, Hailsham	Hailsham	Hailsham	8	0
678/1310	Land at the Market, Market Street, Hailsham	Hailsham	Hailsham	40	0
883/1310	Harebeating Farm, Harebeating Lane, Hailsham	Hailsham	Hailsham	20	0
1048/1310	Land at The Paddocks, South Road, Hailsham	Hailsham	Hailsham	8	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
633/1210	Land at Heathfield Police Station, High Street, Heathfield	Heathfield and Waldron	Heathfield	6	0
107/3000	Land adjoining 13 Station Road, Hellingly	Hellingly	Hellingly	10	0
919/3000	Land at Park Farm, New Road, Hellingly	Hellingly	Hellingly	360	0
1145/310	Woods Corner, North Street, Lower Horsebridge	Hellingly	Lower Horsebridge	15	0
608/2090	Land at Collins Honda, Hailsham Road, Herstmonceux	Herstmonceux	Herstmonceux	9	0
1062/3030	Land adjoining Discovery Way and Village Hall, Horam	Horam	Horam	5	0
830/3030	Land at Cauldavon, Horebeech Lane, Marle Green, Horam	Horam	Horam	45	0
920/3030	Land at Great Easterfields, Chiddingly Road, Horam	Horam	Horam	6	0
960/3030	Clearview Farm, Chiddingly Road, Horam	Horam	Horam	35	0
1057/3030	Phase 2, Horeham Flat Farm, Chiddingly Road, Horam	Horam	Horam	6	0
413/3040	Holly Gap Farm, Station Road, Isfield	Isfield	Isfield	10	0
1143/3040	Land to rear of Sandpit Cottage. Station Road, Isfield	Isfield	Isfield	10	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
212/3120 and 440/3120	Land south of Maresfield, A22, Maresfield	Maresfield	Maresfield	210	0
421/3120	Land south west of Park Farm, A22, Maresfield	Maresfield	Maresfield	25	0
098/3170	Land adjacent to Ninfield Reservoir, High Street, Ninfield	Ninfield	Ninfield	20	0
048/1510	Paddock to front of Ditton Park Industrial Estate, Dittions Road, Polegate	Polegate	Polegate	24	0
120/1510	Hindsland Fields (east), Eastbourne Road, Polegate	Polegate	Polegate	30	0
241/1510	Land at Shepham Lane, Polegate	Polegate	Polegate	240	0
261/1510	Hindsland Fields (west), Eastbourne Road, Polegate	Polegate	Polegate	60	0
518/1510	Former Waterhouse Coaches site, Dittons Road, Polegate	Polegate	Polegate	8	0
622/1510	Land at Royal Mail Delivery Office, 74 High Street, Polegate	Polegate	Polegate	8	0
967/1510	Polegate Station Car Park, High Street, Polegate	Polegate	Polegate	25	0
1018/1110	Hideaway, Tubwell Lane, Crowborough	Rotherfield	Crowborough	5	0
006/1410	Land at Thorncrest, Lewes Road, Uckfield	Uckfield	Uckfield	30	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
205/1410	Land at Horstedpond Farm, Lewes Road, Uckfield	Uckfield	Uckfield	350	0
157/1410	Charlwood Manor, Snatts Road, Uckfield	Uckfield	Uckfield	17	0
198/1410	Sunview, 46 New Road, Ridgewood, Uckfield	Uckfield	Uckfield	30	0
323/1410 and 1144/1410	Land at Springfield, Lewes Road, Ridgewood, Uckfield	Uckfield	Uckfield	70	0
539/1410	Cress Farm, 20 Lewes Road, Ridgewood, Uckfield	Uckfield	Uckfield	8	0
346/1410	Land west of Uckfield, Ridgewood, Uckfield	Uckfield	Uckfield	100	0
517/1410	Land rear of Oakley Court, Selby Road, Uckfield	Uckfield	Uckfield	6	0
956/1410	Uckfield Police Station, New Town, High Street, Uckfield	Uckfield	Uckfield	10	0
1007/1410	Land at White House Farm, London Road, Uckfield	Uckfield	Ringles Cross	240	0
473/3360	Land adjacent to 125 Rattle Road, Westham	Westham	Westham	7	0
529/3280	Dittons Nursery, Dittons Road, Stone Cross	Westham	Stone Cross	20	0
575/3280	Land at Hazlebank, Rattle Road, Stone Cross	Westham	Stone Cross	8	0
944/2070	Land to the west of the B2104, Hankham	Westham	Stone Cross	15	0
1132/3280	Sharnfold Farm, Hailsham Road, Stone Cross	Westham	Stone Cross	89	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
1153/3280	Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross	Westham	Stone Cross	60	0
1099/3360	Land at Peelings Lane, Westham	Westham	Westham	150	0
980/3120, 720/3120, 918/3120	Ashdown Business Park, Michael Way, Maresfield	Maresfield	Maresfield	0	80,000
1039/1310	Knights Farm, Lower Dicker, Hailsham	Hellingly	Hailsham	0	40,000
913/1310 and 973/1310	Land east of A22, South Hailsham	Hailsham	Hailsham	0	16,750
875/3030, 123/3030, 1054/3030, 1172/3030, 1173/3030, 1171/3030, 1059/3030	Horam (south and east of existing village - mostly around Coxlow Farm)	Horam	Horam	750	4,000
			Total development included within spatial option (excluding existing commitments)	**4,897**	**140,750**

Spatial Option D

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
773/1950	Land at Hesmonds Stud, East Hoathly	East Hoathly with Halland	East Hoathly	170	0
985/1950	Harrison's, south of London Road, East Hoathly	East Hoathly with Halland	East Hoathly	150	0
979/1610 and 1077/1610	Land to the west of Frant Road, Tunbridge Wells	Frant	Tunbridge Wells	260	0
197/1310	Land east of Battle Road, Harebeating Lane, Hailsham	Hailsham	Hailsham	300	0
135/1310	Land south of A271 and north of Harebeating Lane, Hailsham (Site B)	Hailsham	Hailsham	180	0
919/3000	Land at Park Farm, New Road, Hellingly	Hellingly	Hellingly	360	0
212/3120 and 440/3120	Land south of Maresfield, A22, Maresfield	Maresfield	Maresfield	210	0
241/1510	Land at Shepham Lane, Polegate	Polegate	Polegate	240	0
205/1410	Land at Horstedpond Farm, Lewes Road, Uckfield	Uckfield	Uckfield	350	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
1007/1410	Land at White House Farm, London Road, Uckfield	Uckfield	Ringles Cross	240	0
1099/3360	Land at Peelings Lane, Westham	Westham	Westham	150	0
1061/1410	Land at Owlsbury Farm, Lewes Road, Uckfield	Little Horsted	Uckfield	2,000	0
980/3120, 720/3120, 918/3120	Ashdown Business Park, Michael Way, Maresfield	Maresfield	Maresfield	0	80,000
1039/1310	Knights Farm, Lower Dicker, Hailsham	Hellingly	Hailsham	0	40,000
913/1310 and 973/1310	Land east of A22, South Hailsham	Hailsham	Hailsham	0	16,750
875/3030, 123/3030, 1054/3030, 1172/3030, 1173/3030, 1171/3030, 1059/3030	Horam (south and east of existing village - mostly around Coxlow Farm)	Horam	Horam	750	4,000
			Total development included within spatial option (excluding existing commitments)	**5,360**	**140,750**

Spatial Option E

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
617/1780	Land North of Recreation Ground, Berwick Station	Berwick	Berwick Station	10	0
619/1780	Land West of Station Road, Berwick Station	Berwick	Berwick Station	27	0
001/3225 and 291/3225	Land east of Coopers Green Road, Ringles Cross	Buxted	Ringles Cross	35	0
975/3225	Land opposite Roundwood, Coopers Green Road, Ringles Cross	Buxted	Ringles Cross	20	0
027/1840	Lower Totease Farm, Framfield Road, Buxted	Buxted	Buxted	10	0
058/1990	Land at The Walled Garden, Five Ash Down	Buxted	Five Ash Down	20	0
146/1840	Land east of Great Totease Farm, Church Road, Buxted	Buxted	Buxted	20	0
744/1840	Land at Holly Farm, Station Road	Buxted	Buxted	20	0
1102/1840	Land to the north of the A272, West of Buxted	Buxted	Buxted	60	0
1005/1410	Land at Mockbeggar Farm, London Road, Uckfield	Buxted	Ringles Cross	60	0
038/1110	Kingswood, Luxford Lane, Crowborough	Crowborough	Crowborough	6	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
055/1110, 317/1110 and 634/1110	Land adjacent to the London Road and Pilmer Road junction, Crowborough	Crowborough	Crowborough	28	0
250/1110	Land at Steel Cross Farm, Green Lane, Crowborough	Crowborough	Crowborough	60	0
698/1110	Land at Byeways, Palesgate Lane, Crowborough	Crowborough	Crowborough	30	0
507/1110	Land at Milbrook Road, Crowborough	Crowborough	Crowborough	15	0
1067/1110	Land east of Southview Close, Crowborough	Crowborough	Crowborough	8	0
154/1950	Land off South Street, East Hoathly	East Hoathly with Halland	East Hoathly	20	0
773/1950	Land at Hesmonds Stud, East Hoathly	East Hoathly with Halland	East Hoathly	170	0
466/1950	Broomy Lodge Field, London Road, East Hoathly	East Hoathly with Halland	East Hoathly	30	0
782/1950	Land east of South Street (Site A), East Hoathly	East Hoathly with Halland	East Hoathly	30	0
985/1950	Harrison's, south of London Road, East Hoathly	East Hoathly with Halland	East Hoathly	150	0
028/1410	Cysleys Farm, Eastbourne Road, Uckfield	Framfield	Uckfield	145	0
194/1410	Land off Old Eastbourne Road, Uckfield	Framfield	Uckfield	30	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
127/1410	Land at Bird in Eye (North), Bird in Eye Hill, Uckfield	Framfield	Uckfield	300	0
251/1790	Blackboys Inn and Adjoining Land, Lewes Road, Blackboys	Framfield	Blackboys	9	0
063/1610	Land at Benhall Mill Road, Tunbridge Wells	Frant	Tunbridge Wells	60	0
651/1610 and 755/1610	Land at Bayham Road, Tunbridge Wells	Frant	Tunbridge Wells	130	0
748/1750	Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green	Frant	Bells Yew Green	20	0
818/1610	Land at Whinlatter, St Mark's Road, Tunbridge Wells	Frant	Tunbridge Wells	7	0
729/1610	Land at Ramsyle Farm (Spratsbrook Farm), Tunbridge Wells	Frant	Tunbridge Wells	500	0
443/1610	Stawberry Hill Farm, Eridge Road, Tunbridge Wales	Frant	Tunbridge Wells	70	0
979/1610 and 1077/1610	Land to the west of Frant Road, Tunbridge Wells	Frant	Tunbridge Wells	260	0
197/1310	Land east of Battle Road, Harebeating Lane, Hailsham	Hailsham	Hailsham	300	0
135/1310	Land south of A271 and north of Harebeating Lane, Hailsham (Site B)	Hailsham	Hailsham	180	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
521/1310 and 313/1310	Land to the east of Battle Road, Hailsham	Hailsham	Hailsham	100	0
524/1310	Land at Harebeating Nursery, Harebeating Lane, Hailsham	Hailsham	Hailsham	10	0
294/1310	Hamlins Mill, Mill Road, Hailsham	Hailsham	Hailsham	6	0
305/1310	Bolneys Farm, South Road, Hailsham	Hailsham	Hailsham	60	0
328/1310	150 and 152 Battle Road, Hailsham	Hailsham	Hailsham	5	0
384/1310	Grovelands Primary School, Gleneagles Drive, Hailsham	Hailsham	Hailsham	40	0
454/1310	Land south of Howard Close, Hailsham	Hailsham	Hailsham	40	0
461/1310	Amberstone Council Depot, Amberstone, Hailsham	Hailsham	Hailsham	15	0
470/1310	Fire Station, Victoria Road, Hailsham	Hailsham	Hailsham	10	0
621/1310	Land at Hailsham Delivery Office, 11 North Street, Hailsham	Hailsham	Hailsham	8	0
678/1310	Land at the Market, Market Street, Hailsham	Hailsham	Hailsham	40	0
883/1310	Harebeating Farm, Harebeating Lane, Hailsham	Hailsham	Hailsham	20	0
1048/1310	Land at The Paddocks, South Road, Hailsham	Hailsham	Hailsham	8	0
708/2080	Land at Castle Farm, Withyham Road, Hartfield	Hartfield	Hartfield	5	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
709/2080	Land at Old Crown Farm, Edenbridge Road, Hartfield	Hartfield	Hartfield	6	0
017/1920	Field to the east of Burnetts Farm, Firgrove Road, Cross-in-Hand	Heathfield and Waldron	Cross In Hand	10	0
149/1210	Land south west of Ghyll Road, Tilsmore, Heathfield	Heathfield and Waldron	Heathfield	35	0
260/1210	Land south of Burwash Road and east of Tower Street, Heathfield	Heathfield and Waldron	Heathfield	20	0
299/1210	Land at 15 Tower Street, Heathfield	Heathfield and Waldron	Heathfield	10	0
525/1210 and 595/1210	Land at and surrounding Rothershaw, High Street, Heathfield	Heathfield and Waldron	Heathfield	22	0
431/1920	Land to rear of Breton House, B2102, Cross in Hand	Heathfield and Waldron	Cross In Hand	15	0
633/1210	Land at Heathfield Police Station, High Street, Heathfield	Heathfield and Waldron	Heathfield	6	0
750/1210	Land at Snatchells Farm, A265, Heathfield	Heathfield and Waldron	Heathfield	24	0
941/1920	Land at Sunnyside, A267, Cross in Hand	Heathfield and Waldron	Cross In Hand	9	0
107/3000	Land adjoining 13 Station Road, Hellingly	Hellingly	Hellingly	10	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
919/3000	Land at Park Farm, New Road, Hellingly	Hellingly	Hellingly	360	0
1145/310	Woods Corner, North Street, Lower Horsebridge	Hellingly	Lower Horsebridge	15	0
608/2090	Land at Collins Honda, Hailsham Road, Herstmonceux	Herstmonceux	Herstmonceux	9	0
1062/3030	Land adjoining Discovery Way and Village Hall, Horam	Horam	Horam	5	0
830/3030	Land at Cauldavon, Horebeech Lane, Marle Green, Horam	Horam	Horam	45	0
920/3030	Land at Great Easterfields, Chiddingly Road, Horam	Horam	Horam	6	0
960/3030	Clearview Farm, Chiddingly Road, Horam	Horam	Horam	35	0
1057/3030	Phase 2, Horeham Flat Farm, Chiddingly Road, Horam	Horam	Horam	6	0
413/3040	Holly Gap Farm, Station Road, Isfield	Isfield	Isfield	10	0
1143/3040	Land to rear of Sandpit Cottage. Station Road, Isfield	Isfield	Isfield	10	0
212/3120 and 440/3120	Land south of Maresfield, A22, Maresfield	Maresfield	Maresfield	210	0
421/3120	Land south west of Park Farm, A22, Maresfield	Maresfield	Maresfield	25	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
098/3170	Land adjacent to Ninfield Reservoir, High Street, Ninfield	Ninfield	Ninfield	20	0
048/1510	Paddock to front of Ditton Park Industrial Estate, Dittions Road, Polegate	Polegate	Polegate	24	0
120/1510	Hindsland Fields (east), Eastbourne Road, Polegate	Polegate	Polegate	30	0
241/1510	Land at Shepham Lane, Polegate	Polegate	Polegate	240	0
261/1510	Hindsland Fields (west), Eastbourne Road, Polegate	Polegate	Polegate	60	0
518/1510	Former Waterhouse Coaches site, Dittons Road, Polegate	Polegate	Polegate	8	0
622/1510	Land at Royal Mail Delivery Office, 74 High Street, Polegate	Polegate	Polegate	8	0
967/1510	Polegate Station Car Park, High Street, Polegate	Polegate	Polegate	25	0
1018/1110	Hideaway, Tubwell Lane, Crowborough	Rotherfield	Crowborough	5	0
006/1410	Land at Thorncrest, Lewes Road, Uckfield	Uckfield	Uckfield	30	0
205/1410	Land at Horstedpond Farm, Lewes Road, Uckfield	Uckfield	Uckfield	350	0
157/1410	Charlwood Manor, Snatts Road, Uckfield	Uckfield	Uckfield	17	0
198/1410	Sunview, 46 New Road, Ridgewood, Uckfield	Uckfield	Uckfield	30	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
323/1410 and 1144/1410	Land at Springfield, Lewes Road, Ridgewood, Uckfield	Uckfield	Uckfield	70	0
539/1410	Cress Farm, 20 Lewes Road, Ridgewood, Uckfield	Uckfield	Uckfield	8	0
346/1410	Land west of Uckfield, Ridgewood, Uckfield	Uckfield	Uckfield	100	0
517/1410	Land rear of Oakley Court, Selby Road, Uckfield	Uckfield	Uckfield	6	0
956/1410	Uckfield Police Station, New Town, High Street, Uckfield	Uckfield	Uckfield	10	0
1007/1410	Land at White House Farm, London Road, Uckfield	Uckfield	Ringles Cross	240	0
694/3330	Land at Windmill House, Windmill Lane, Wadhurst	Wadhurst	Wadhurst	20	0
473/3360	Land adjacent to 125 Rattle Road, Westham	Westham	Westham	7	0
529/3280	Dittons Nursery, Dittons Road, Stone Cross	Westham	Stone Cross	20	0
575/3280	Land at Hazlebank, Rattle Road, Stone Cross	Westham	Stone Cross	8	0
944/2070	Land to the west of the B2104, Hankham	Westham	Stone Cross	15	0
1132/3280	Sharnfold Farm, Hailsham Road, Stone Cross	Westham	Stone Cross	89	0
1153/3280	Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross	Westham	Stone Cross	60	0
1099/3360	Land at Peelings Lane, Westham	Westham	Westham	150	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
213/2040	Land south of Back Lane and to the west of railway line, Groombridge	Withyham	Groombridge	21	0
576/1110	Land to the rear of Cooks Corner Farm and to the north of London Road, Crowborough	Withyham	Crowborough	15	0
1061/1410	Land at Owlsbury Farm, Lewes Road, Uckfield	Little Horstead	Uckfield	2,000	0
825/1310, 806/1310 and 805/1310	Land west of Hailsham, A22, Hailsham	Arlington	Hailsham	2,500	0
980/3120, 720/3120, 918/3120	Ashdown Business Park, Michael Way, Maresfield	Maresfield	Maresfield	0	80,000
1039/1310	Knights Farm, Lower Dicker, Hailsham	Hellingly	Hailsham	0	40,000
913/1310 and 973/1310	Land east of A22, South Hailsham	Hailsham	Hailsham	0	16,750
875/3030, 123/3030, 1054/3030, 1172/3030, 1173/3030, 1171/3030, 1059/3030	Horam (south and east of existing village - mostly around Coxlow Farm)	Horam	Horam	750	4,000
			Total development included within	**11,046**	**140,750**

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
			spatial option (excluding existing commitments)		

Spatial Option F

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
617/1780	Land North of Recreation Ground, Berwick Station	Berwick	Berwick Station	10	0
619/1780	Land West of Station Road, Berwick Station	Berwick	Berwick Station	27	0
001/3225 and 291/3225	Land east of Coopers Green Road, Ringles Cross	Buxted	Ringles Cross	35	0
975/3225	Land opposite Roundwood, Coopers Green Road, Ringles Cross	Buxted	Ringles Cross	20	0
027/1840	Lower Totease Farm, Framfield Road, Buxted	Buxted	Buxted	10	0
058/1990	Land at The Walled Garden, Five Ash Down	Buxted	Five Ash Down	20	0
146/1840	Land east of Great Totease Farm, Church Road, Buxted	Buxted	Buxted	20	0
744/1840	Land at Holly Farm, Station Road	Buxted	Buxted	20	0
1005/1410	Land at Mockbeggar Farm, London Road, Uckfield	Buxted	Ringles Cross	60	0
038/1110	Kingswood, Luxford Lane, Crowborough	Crowborough	Crowborough	6	0
055/1110, 317/1110 and 634/1110	Land adjacent to the London Road and Pilmer Road junction, Crowborough	Crowborough	Crowborough	28	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
250/1110	Land at Steel Cross Farm, Green Lane, Crowborough	Crowborough	Crowborough	60	0
698/1110	Land at Byeways, Palesgate Lane, Crowborough	Crowborough	Crowborough	30	0
507/1110	Land at Milbrook Road, Crowborough	Crowborough	Crowborough	15	0
1067/1110	Land east of Southview Close, Crowborough	Crowborough	Crowborough	8	0
154/1950	Land off South Street, East Hoathly	East Hoathly with Halland	East Hoathly	20	0
773/1950	Land at Hesmonds Stud, East Hoathly	East Hoathly with Halland	East Hoathly	170	0
466/1950	Broomy Lodge Field, London Road, East Hoathly	East Hoathly with Halland	East Hoathly	30	0
782/1950	Land east of South Street (Site A), East Hoathly	East Hoathly with Halland	East Hoathly	30	0
985/1950	Harrison's, south of London Road, East Hoathly	East Hoathly with Halland	East Hoathly	150	0
028/1410	Cysleys Farm, Eastbourne Road, Uckfield	Framfield	Uckfield	145	0
194/1410	Land off Old Eastbourne Road, Uckfield	Framfield	Uckfield	30	0
251/1790	Blackboys Inn and Adjoining Land, Lewes Road, Blackboys	Framfield	Blackboys	9	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
063/1610	Land at Benhall Mill Road, Tunbridge Wells	Frant	Tunbridge Wells	60	0
651/1610 and 755/1610	Land at Bayham Road, Tunbridge Wells	Frant	Tunbridge Wells	130	0
748/1750	Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green	Frant	Bells Yew Green	20	0
818/1610	Land at Whinlatter, St Mark's Road, Tunbridge Wells	Frant	Tunbridge Wells	7	0
979/1610 and 1077/1610	Land to the west of Frant Road, Tunbridge Wells	Frant	Tunbridge Wells	260	0
197/1310	Land east of Battle Road, Harebeating Lane, Hailsham	Hailsham	Hailsham	300	0
135/1310	Land south of A271 and north of Harebeating Lane, Hailsham (Site B)	Hailsham	Hailsham	180	
521/1310 and 313/1310	Land to the east of Battle Road, Hailsham	Hailsham	Hailsham	100	0
524/1310	Land at Harebeating Nursery, Harebeating Lane, Hailsham	Hailsham	Hailsham	10	0
294/1310	Hamlins Mill, Mill Road, Hailsham	Hailsham	Hailsham	6	0
305/1310	Bolneys Farm, South Road, Hailsham	Hailsham	Hailsham	60	0
328/1310	150 and 152 Battle Road, Hailsham	Hailsham	Hailsham	5	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
384/1310	Grovelands Primary School, Gleneagles Drive, Hailsham	Hailsham	Hailsham	40	0
454/1310	Land south of Howard Close, Hailsham	Hailsham	Hailsham	40	0
461/1310	Amberstone Council Depot, Amberstone, Hailsham	Hailsham	Hailsham	15	0
470/1310	Fire Station, Victoria Road, Hailsham	Hailsham	Hailsham	10	0
621/1310	Land at Hailsham Delivery Office, 11 North Street, Hailsham	Hailsham	Hailsham	8	0
678/1310	Land at the Market, Market Street, Hailsham	Hailsham	Hailsham	40	0
883/1310	Harebeating Farm, Harebeating Lane, Hailsham	Hailsham	Hailsham	20	0
1048/1310	Land at The Paddocks, South Road, Hailsham	Hailsham	Hailsham	8	0
708/2080	Land at Castle Farm, Withyham Road, Hartfield	Hartfield	Hartfield	5	0
709/2080	Land at Old Crown Farm, Edenbridge Road, Hartfield	Hartfield	Hartfield	6	0
017/1920	Field to the east of Burnetts Farm, Firgrove Road, Cross-in-Hand	Heathfield and Waldron	Cross In Hand	10	0
149/1210	Land south west of Ghyll Road, Tilsmore, Heathfield	Heathfield and Waldron	Heathfield	35	0
260/1210	Land south of Burwash Road and east of Tower Street, Heathfield	Heathfield and Waldron	Heathfield	20	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
299/1210	Land at 15 Tower Street, Heathfield	Heathfield and Waldron	Heathfield	10	0
525/1210 and 595/1210	Land at and surrounding Rothershaw, High Street, Heathfield	Heathfield and Waldron	Heathfield	22	0
431/1920	Land to rear of Breton House, B2102, Cross in Hand	Heathfield and Waldron	Cross In Hand	15	0
633/1210	Land at Heathfield Police Station, High Street, Heathfield	Heathfield and Waldron	Heathfield	6	0
750/1210	Land at Snatchells Farm, A265, Heathfield	Heathfield and Waldron	Heathfield	24	0
941/1920	Land at Sunnyside, A267, Cross in Hand	Heathfield and Waldron	Cross In Hand	9	0
107/3000	Land adjoining 13 Station Road, Hellingly	Hellingly	Hellingly	10	0
919/3000	Land at Park Farm, New Road, Hellingly	Hellingly	Hellingly	360	0
1145/310	Woods Corner, North Street, Lower Horsebridge	Hellingly	Lower Horsebridge	15	0
608/2090	Land at Collins Honda, Hailsham Road, Herstmonceux	Herstmonceux	Herstmonceux	9	0
1062/3030	Land adjoining Discovery Way and Village Hall, Horam	Horam	Horam	5	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
830/3030	Land at Cauldavon, Horebeech Lane, Marle Green, Horam	Horam	Horam	45	0
920/3030	Land at Great Easterfields, Chiddingly Road, Horam	Horam	Horam	6	0
960/3030	Clearview Farm, Chiddingly Road, Horam	Horam	Horam	35	0
1057/3030	Phase 2, Horeham Flat Farm, Chiddingly Road, Horam	Horam	Horam	6	0
413/3040	Holly Gap Farm, Station Road, Isfield	Isfield	Isfield	10	0
1143/3040	Land to rear of Sandpit Cottage. Station Road, Isfield	Isfield	Isfield	10	0
212/3120 and 440/3120	Land south of Maresfield, A22, Maresfield	Maresfield	Maresfield	210	0
421/3120	Land south west of Park Farm, A22, Maresfield	Maresfield	Maresfield	25	0
098/3170	Land adjacent to Ninfield Reservoir, High Street, Ninfield	Ninfield	Ninfield	20	0
048/1510	Paddock to front of Ditton Park Industrial Estate, Dittions Road, Polegate	Polegate	Polegate	24	0
120/1510	Hindsland Fields (east), Eastbourne Road, Polegate	Polegate	Polegate	30	0
241/1510	Land at Shepham Lane, Polegate	Polegate	Polegate	240	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
261/1510	Hindsland Fields (west), Eastbourne Road, Polegate	Polegate	Polegate	60	0
518/1510	Former Waterhouse Coaches site, Dittons Road, Polegate	Polegate	Polegate	8	0
622/1510	Land at Royal Mail Delivery Office, 74 High Street, Polegate	Polegate	Polegate	8	0
967/1510	Polegate Station Car Park, High Street, Polegate	Polegate	Polegate	25	0
1018/1110	Hideaway, Tubwell Lane, Crowborough	Rotherfield	Crowborough	5	0
006/1410	Land at Thorncrest, Lewes Road, Uckfield	Uckfield	Uckfield	30	0
205/1410	Land at Horstedpond Farm, Lewes Road, Uckfield	Uckfield	Uckfield	350	0
157/1410	Charlwood Manor, Snatts Road, Uckfield	Uckfield	Uckfield	17	0
198/1410	Sunview, 46 New Road, Ridgewood, Uckfield	Uckfield	Uckfield	30	0
323/1410 and 1144/1410	Land at Springfield, Lewes Road, Ridgewood, Uckfield	Uckfield	Uckfield	70	0
539/1410	Cress Farm, 20 Lewes Road, Ridgewood, Uckfield	Uckfield	Uckfield	8	0
346/1410	Land west of Uckfield, Ridgewood, Uckfield	Uckfield	Uckfield	100	0
517/1410	Land rear of Oakley Court, Selby Road, Uckfield	Uckfield	Uckfield	6	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
956/1410	Uckfield Police Station, New Town, High Street, Uckfield	Uckfield	Uckfield	10	0
1007/1410	Land at White House Farm, London Road, Uckfield	Uckfield	Ringles Cross	240	0
694/3330	Land at Windmill House, Windmill Lane, Wadhurst	Wadhurst	Wadhurst	20	0
473/3360	Land adjacent to 125 Rattle Road, Westham	Westham	Westham	7	0
529/3280	Dittons Nursery, Dittons Road, Stone Cross	Westham	Stone Cross	20	0
575/3280	Land at Hazlebank, Rattle Road, Stone Cross	Westham	Stone Cross	8	0
944/2070	Land to the west of the B2104, Hankham	Westham	Stone Cross	15	0
1132/3280	Sharnfold Farm, Hailsham Road, Stone Cross	Westham	Stone Cross	89	0
1153/3280	Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross	Westham	Stone Cross	60	0
1099/3360	Land at Peelings Lane, Westham	Westham	Westham	150	0
213/2040	Land south of Back Lane and to the west of railway line, Groombridge	Withyham	Groombridge	21	0
576/1110	Land to the rear of Cooks Corner Farm and to the north of London Road, Crowborough	Withyham	Crowborough	15	0
1039/1310	Knights Farm, Lower Dicker, Hailsham	Hellingly	Hailsham	0	40,000

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
913/1310 and 973/1310	Land east of A22, South Hailsham	Hailsham	Hailsham	0	16,750
875/3030, 123/3030, 1054/3030, 1172/3030, 1173/3030, 1171/3030, 1059/3030	Horam (south and east of existing village - mostly around Coxlow Farm)	Horam	Horam	750	4,000
			Total development included within spatial option (excluding existing commitments)	**5616**	**60,750**

Spatial Option G

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
617/1780	Land North of Recreation Ground, Berwick Station	Berwick	Berwick Station	10	0
619/1780	Land West of Station Road, Berwick Station	Berwick	Berwick Station	27	0
001/3225 and 291/3225	Land east of Coopers Green Road, Ringles Cross	Buxted	Ringles Cross	35	0
975/3225	Land opposite Roundwood, Coopers Green Road, Ringles Cross	Buxted	Ringles Cross	20	0
027/1840	Lower Totease Farm, Framfield Road, Buxted	Buxted	Buxted	10	0
058/1990	Land at The Walled Garden, Five Ash Down	Buxted	Five Ash Down	20	0
146/1840	Land east of Great Totease Farm, Church Road, Buxted	Buxted	Buxted	20	0
744/1840	Land at Holly Farm, Station Road	Buxted	Buxted	20	0
1005/1410	Land at Mockbeggar Farm, London Road, Uckfield	Buxted	Ringles Cross	60	0
038/1110	Kingswood, Luxford Lane, Crowborough	Crowborough	Crowborough	6	0
055/1110, 317/1110 and 634/1110	Land adjacent to the London Road and Pilmer Road junction, Crowborough	Crowborough	Crowborough	28	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
250/1110	Land at Steel Cross Farm, Green Lane, Crowborough	Crowborough	Crowborough	60	0
698/1110	Land at Byeways, Palesgate Lane, Crowborough	Crowborough	Crowborough	30	0
507/1110	Land at Milbrook Road, Crowborough	Crowborough	Crowborough	15	0
1067/1110	Land east of Southview Close, Crowborough	Crowborough	Crowborough	8	0
154/1950	Land off South Street, East Hoathly	East Hoathly with Halland	East Hoathly	20	0
773/1950	Land at Hesmonds Stud, East Hoathly	East Hoathly with Halland	East Hoathly	170	0
466/1950	Broomy Lodge Field, London Road, East Hoathly	East Hoathly with Halland	East Hoathly	30	0
782/1950	Land east of South Street (Site A), East Hoathly	East Hoathly with Halland	East Hoathly	30	0
985/1950	Harrison's, south of London Road, East Hoathly	East Hoathly with Halland	East Hoathly	150	0
028/1410	Cysleys Farm, Eastbourne Road, Uckfield	Framfield	Uckfield	145	0
194/1410	Land off Old Eastbourne Road, Uckfield	Framfield	Uckfield	30	0
251/1790	Blackboys Inn and Adjoining Land, Lewes Road, Blackboys	Framfield	Blackboys	9	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
063/1610	Land at Benhall Mill Road, Tunbridge Wells	Frant	Tunbridge Wells	60	0
651/1610 and 755/1610	Land at Bayham Road, Tunbridge Wells	Frant	Tunbridge Wells	130	0
748/1750	Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green	Frant	Bells Yew Green	20	0
818/1610	Land at Whinlatter, St Mark's Road, Tunbridge Wells	Frant	Tunbridge Wells	7	0
979/1610 and 1077/1610	Land to the west of Frant Road, Tunbridge Wells	Frant	Tunbridge Wells	260	0
197/1310	Land east of Battle Road, Harebeating Lane, Hailsham	Hailsham	Hailsham	300	0
135/1310	Land south of A271 and north of Harebeating Lane, Hailsham (Site B)	Hailsham	Hailsham	180	0
521/1310 and 313/1310	Land to the east of Battle Road, Hailsham	Hailsham	Hailsham	100	0
524/1310	Land at Harebeating Nursery, Harebeating Lane, Hailsham	Hailsham	Hailsham	10	0
294/1310	Hamlins Mill, Mill Road, Hailsham	Hailsham	Hailsham	6	0
305/1310	Bolneys Farm, South Road, Hailsham	Hailsham	Hailsham	60	0
328/1310	150 and 152 Battle Road, Hailsham	Hailsham	Hailsham	5	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
384/1310	Grovelands Primary School, Gleneagles Drive, Hailsham	Hailsham	Hailsham	40	0
454/1310	Land south of Howard Close, Hailsham	Hailsham	Hailsham	40	0
461/1310	Amberstone Council Depot, Amberstone, Hailsham	Hailsham	Hailsham	15	0
470/1310	Fire Station, Victoria Road, Hailsham	Hailsham	Hailsham	10	0
621/1310	Land at Hailsham Delivery Office, 11 North Street, Hailsham	Hailsham	Hailsham	8	0
678/1310	Land at the Market, Market Street, Hailsham	Hailsham	Hailsham	40	0
883/1310	Harebeating Farm, Harebeating Lane, Hailsham	Hailsham	Hailsham	20	0
1048/1310	Land at The Paddocks, South Road, Hailsham	Hailsham	Hailsham	8	0
708/2080	Land at Castle Farm, Withyham Road, Hartfield	Hartfield	Hartfield	5	0
709/2080	Land at Old Crown Farm, Edenbridge Road, Hartfield	Hartfield	Hartfield	6	0
017/1920	Field to the east of Burnetts Farm, Firgrove Road, Cross-in-Hand	Heathfield and Waldron	Cross In Hand	10	0
149/1210	Land south west of Ghyll Road, Tilsmore, Heathfield	Heathfield and Waldron	Heathfield	35	0
260/1210	Land south of Burwash Road and east of Tower Street, Heathfield	Heathfield and Waldron	Heathfield	20	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
299/1210	Land at 15 Tower Street, Heathfield	Heathfield and Waldron	Heathfield	10	0
525/1210 and 595/1210	Land at and surrounding Rothershaw, High Street, Heathfield	Heathfield and Waldron	Heathfield	22	0
431/1920	Land to rear of Breton House, B2102, Cross in Hand	Heathfield and Waldron	Cross In Hand	15	0
633/1210	Land at Heathfield Police Station, High Street, Heathfield	Heathfield and Waldron	Heathfield	6	0
750/1210	Land at Snatchells Farm, A265, Heathfield	Heathfield and Waldron	Heathfield	24	0
941/1920	Land at Sunnyside, A267, Cross in Hand	Heathfield and Waldron	Cross In Hand	9	0
107/3000	Land adjoining 13 Station Road, Hellingly	Hellingly	Hellingly	10	0
919/3000	Land at Park Farm, New Road, Hellingly	Hellingly	Hellingly	360	0
1145/310	Woods Corner, North Street, Lower Horsebridge	Hellingly	Lower Horsebridge	15	0
608/2090	Land at Collins Honda, Hailsham Road, Herstmonceux	Herstmonceux	Herstmonceux	9	0
1062/3030	Land adjoining Discovery Way and Village Hall, Horam	Horam	Horam	5	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
830/3030	Land at Cauldavon, Horebeech Lane, Marle Green, Horam	Horam	Horam	45	0
920/3030	Land at Great Easterfields, Chiddingly Road, Horam	Horam	Horam	6	0
960/3030	Clearview Farm, Chiddingly Road, Horam	Horam	Horam	35	0
1057/3030	Phase 2, Horeham Flat Farm, Chiddingly Road, Horam	Horam	Horam	6	0
413/3040	Holly Gap Farm, Station Road, Isfield	Isfield	Isfield	10	0
1143/3040	Land to rear of Sandpit Cottage. Station Road, Isfield	Isfield	Isfield	10	0
212/3120 and 440/3120	Land south of Maresfield, A22, Maresfield	Maresfield	Maresfield	210	0
421/3120	Land south west of Park Farm, A22, Maresfield	Maresfield	Maresfield	25	0
098/3170	Land adjacent to Ninfield Reservoir, High Street, Ninfield	Ninfield	Ninfield	20	0
048/1510	Paddock to front of Ditton Park Industrial Estate, Dittions Road, Polegate	Polegate	Polegate	24	0
120/1510	Hindsland Fields (east), Eastbourne Road, Polegate	Polegate	Polegate	30	0
241/1510	Land at Shepham Lane, Polegate	Polegate	Polegate	240	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
261/1510	Hindsland Fields (west), Eastbourne Road, Polegate	Polegate	Polegate	60	0
518/1510	Former Waterhouse Coaches site, Dittons Road, Polegate	Polegate	Polegate	8	0
622/1510	Land at Royal Mail Delivery Office, 74 High Street, Polegate	Polegate	Polegate	8	0
967/1510	Polegate Station Car Park, High Street, Polegate	Polegate	Polegate	25	0
1018/1110	Hideaway, Tubwell Lane, Crowborough	Rotherfield	Crowborough	5	0
006/1410	Land at Thorncrest, Lewes Road, Uckfield	Uckfield	Uckfield	30	0
205/1410	Land at Horstedpond Farm, Lewes Road, Uckfield	Uckfield	Uckfield	350	0
157/1410	Charlwood Manor, Snatts Road, Uckfield	Uckfield	Uckfield	17	0
198/1410	Sunview, 46 New Road, Ridgewood, Uckfield	Uckfield	Uckfield	30	0
323/1410 and 1144/1410	Land at Springfield, Lewes Road, Ridgewood, Uckfield	Uckfield	Uckfield	70	0
539/1410	Cress Farm, 20 Lewes Road, Ridgewood, Uckfield	Uckfield	Uckfield	8	0
346/1410	Land west of Uckfield, Ridgewood, Uckfield	Uckfield	Uckfield	100	0
517/1410	Land rear of Oakley Court, Selby Road, Uckfield	Uckfield	Uckfield	6	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
956/1410	Uckfield Police Station, New Town, High Street, Uckfield	Uckfield	Uckfield	10	0
1007/1410	Land at White House Farm, London Road, Uckfield	Uckfield	Ringles Cross	240	0
694/3330	Land at Windmill House, Windmill Lane, Wadhurst	Wadhurst	Wadhurst	20	0
473/3360	Land adjacent to 125 Rattle Road, Westham	Westham	Westham	7	0
529/3280	Dittons Nursery, Dittons Road, Stone Cross	Westham	Stone Cross	20	0
575/3280	Land at Hazlebank, Rattle Road, Stone Cross	Westham	Stone Cross	8	0
944/2070	Land to the west of the B2104, Hankham	Westham	Stone Cross	15	0
1132/3280	Sharnfold Farm, Hailsham Road, Stone Cross	Westham	Stone Cross	89	0
1153/3280	Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross	Westham	Stone Cross	60	0
1099/3360	Land at Peelings Lane, Westham	Westham	Westham	150	0
213/2040	Land south of Back Lane and to the west of railway line, Groombridge	Withyham	Groombridge	21	0
576/1110	Land to the rear of Cooks Corner Farm and to the north of London Road, Crowborough	Withyham	Crowborough	15	0
1061/1410	Land at Owlsbury Farm, Lewes Road, Uckfield	Littlle Horstead	Uckfield	2,000	0

Site Ref	Site Address	Parish	Settlement	Net Dwellings	Net Floorspace (sqm)
980/3120, 720/3120, 918/3120	Ashdown Business Park, Michael Way, Maresfield	Maresfield	Maresfield	0	80,000
1039/1310	Knights Farm, Lower Dicker, Hailsham	Hellingly	Hailsham	0	40,000
913/1310 and 973/1310	Land east of A22, South Hailsham	Hailsham	Hailsham	0	16,750
875/3030, 123/3030, 1054/3030, 1172/3030, 1173/3030, 1171/3030, 1059/3030	Horam (south and east of existing village - mostly around Coxlow Farm)	Horam	Horam	750	4,000
			Total development included within spatial option (excluding existing commitments)	**7,616**	**140,750**

A7 - Local Plan Policies

Policy	Title
SPATIAL STRATEGY	
SS1	Spatial Strategy for Wealden
SS2A	Provision of Homes
SS3	Gypsy, Traveller and Travelling Showpeople - Accommodation Needs
SS4	Retail Provision and Town Centres
SS5	Provision of Employment Floorspace
SS6	Strategic Employment Allocations
SS7	Ensuring Comprehensive Development and Housing Delivery
SS8	Responding to Climate Change
SS9	Health, well-being and quality of life
SS10	Green Infrastructure
CLIMATE CHANGE	
CC1	Net Zero Development Standards
CC2	Reducing Energy Consumption in Existing Buildings
CC3	Sustainable Design and Construction
CC4	Carbon sequestration
CC5	Renewable and Low Carbon Energy
CC6	Water Efficiency
CC7	Managing Flood Risk
CC8	Sustainable Drainage
NATURAL ENVIRONMENT	
NE1	Biodiversity, Geodiversity and Nature Recovery
NE2	Biodiversity Net Gain
NE3	Woodland, trees and hedgerows
NE4	Ancient Woodland and Veteran Trees
NE5	Ashdown Forest SPA
NE6	Landscape character

Policy	Title
NE7	The High Weald National Landscape
NE8	Setting of the South Downs National Park
NE9	Agricultural Land
NE10	Light pollution and dark skies
NE11	Noise pollution
NE12	Air quality
NE13	Water Environment and Water Infrastructure
NE14	Contaminated Land and Land Stability
HISTORIC ENVIRONMENT	
HE1	Conservation, Protection and Enhancement of the Historic Environment
HE2	Heritage Assets
HE3	Conservation Areas
HE4	Enabling Development
HE5	Historic Parks and Gardens
HE6	Archaeology
HOUSING	
HO1	Housing Type and Mix
HO2	Density
HO3	Brownfield Land
HO4	Small and Medium Sized Housing Sites
HO5	Self-Build and Custom Housebuilding
HO6	Houses in Multiple Occupancy (HMOs) and Subdivision of Existing Dwellings
HO7	Rural Exception Sites to meet Local Housing Need
HO8	Affordable Housing
HO9	Gypsy, Traveller and Travelling Showpeople – Site Criteria
HO10	Gypsy, Traveller and Travelling Showpeople – Safeguarding Sites
HO11	Specialist Housing for Older and Vulnerable People
HO12	Residential Accessibility Standards
HO13	Internal Residential Space Standards for New Dwellings
HO14	Rural Workers Accommodation

Policy	Title
HO15	Conversion of Rural Buildings to a Residential Use
HO16	Park Homes and Residential Caravan Sites
HO17	Replacement Dwellings in the Countryside
HO18	Extensions and Alterations to Existing Dwellings, Outbuildings and Annexes
HO19	Extensions to Residential Gardens
INFRASTRUCTURE	
INF1	Infrastructure provision, delivery, and funding
INF2	Sustainable transport and active travel
INF3	Parking provision
INF4	Utilities
INF5	Safeguarding of Infrastructure
INF6	Digital and Communication Infrastructure
INF7	Local services and Community Facilities
INF8	Open space, sports and recreation provision
DESIGN	
DE1	Achieving well-designed and high-quality places (Strategic Policy)
DE2	Masterplans and Design Codes
DE3	Spaces for people, nature and the public realm
DE4	Shop Fronts and Advertisements
ECONOMY & EMPLOYMENT	
EC1	Sustainable Economic Prosperity and Investment
EC2	Existing Strategic Employment Sites
EC3	Retention and / or Loss of Non-Strategic Employment Sites, Premises or Floorspace
EC4	Rural Economy
EC5	Equestrian Development
EC6	Tourism Facilities and Attractions
EC7	Visitor Accommodation
EC8	The Retention of Sites in Economic or Tourism Use and Community Facilities
TC1	District, Service and Local Centre Hierarchy and ‘Town Centre’ First Principles
TC2	Sequential and Local Impact Test

Policy	Title
TOWN CENTRES	
TC3	Primary Shopping Areas
TC4	Gardens Centres

A8 POLICY REASONABLE ALTERNATIVES

SPATIAL STRATEGY				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy SS1: Spatial Strategy for Wealden	**Rely on the Vision and Objectives of the Local Plan to guide development over the Plan period to 2040**			**Set an overarching Spatial Strategy to deliver the local plan's vision and objectives over the Plan period to 2040**
Selection or rejection	**Reason/s for rejection:** This approach would not provide a detailed enough framework to deliver on the Plan's aims vision and objectives for the district.			**Reason/s for selection:** This approach, together with associated strategic policies, will deliver the local plan's vision and objectives by guiding development to the right locations and by delivering sustainable growth that takes account of people, places and our environment. It will provide clarity to applicants as to what the Council wants to achieve through development within the district and how this will be achieved. Further information on how we have defined our draft preferred spatial strategy is provided in our Regulation 18 Spatial Strategy Topic Paper
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy SS 3 – Gypsy, Traveller and Travelling Showpeople - Accommodation Needs	**Do not seek to meet the identified need for Gypsies, Travellers and Travelling Showpeople**			**Meet the needs of Gypsies, Travellers and Travelling Showpeople within a policy.**

A8 POLICY REASONABLE ALTERNATIVES

SPATIAL STRATEGY				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Selection or rejection	**Reason/s for rejection:** The GTAA 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 GTAA concluded that between 2021 and 2040, there is an accommodation need under the 'PPTS' definition of 32 pitches, with an accommodation need under the 'ethnic' definition of 51 pitches in total. It was concluded within the GTAA that having regard to the NPPF, PPTS and Equalities Act (2010) that Local Plans in East Sussex should aim to meet the 'PPTS' need through the delivery of new pitches, whilst 'ethnic' need (potential cultural need for accommodation) should be covered by a criteria-based policy.			Reason/s for selection: This approach is in line with the recommendations of the GTAA as well as meeting the requirements of the NPPF, PPTS and Equalities Act (2010).
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**

A8 POLICY REASONABLE ALTERNATIVES

SPATIAL STRATEGY				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy SS4: Retail provision and Town Centres	**Allocate land / sites for retail provision**			**Set out the amount of retail floorspace required within our District, Service and Local Centres but do not allocate sites**
Selection or rejection	**Reason/s for rejection:** Whilst this approach could help deliver retail provision within the district, our evidence suggests we should not allocate land for retail floorspace but instead focus any additional floorspace within our District, Service and Local centre boundaries in accordance with our town centre hierarchy. The evidence base also considered that there was sufficient floorspace at the present time to meet current levels of operator demand, with investment in existing units required to support/improve our existing centres.			The Wealden Town Centre Study (2022) has identified that there is only a very limited capacity for new retail floorspace over the study period (2021 to 2039) for both comparison and convenience goods taking into account existing provision and future populations. Therefore, the Council believes it is more appropriate to have a policy supporting the provision of the amount of floorspace our evidence base suggests and to support this provision within our District, Service and Local centre boundaries. This approach will be in line with our evidence base (the Council's Economic Development Strategy (2023-2033) and the Wealden Town Centre Study (2022)).
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**

A8 POLICY REASONABLE ALTERNATIVES

SPATIAL STRATEGY				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy SS5: Provision of Employment Floorspace	**Do not set out the amount of employment floorspace required within the district.**			**Set out the amount of employment floorspace required within the district.**
Selection or rejection	**Reason/s for rejection:** This approach would not align with the findings of the Employment and Economic Study for Eastbourne and Wealden (April 2022) which identifies future employment land needs for both offices (use class E(g)i) and for industrial and warehouse uses (use classes B2 and B8). It also recommends some growth in office floorspace. For industrial and warehouse floorspace provision, the study has identified a clear need for new sites on the basis of previous completions.			**Reason/s for selection:** This approach is in line with the conclusions and recommendations of the Employment and Economic Study for Eastbourne and Wealden (April 2022).
Policy SS6: Strategic Employment Allocations	**Do not allocate strategic sites for employment uses**			**Allocate strategic employment sites in a policy**
Selection or rejection	**Reason/s for rejection:** The NPPF confirms that planning policies should set out a clear economic vision and strategy for sustainable economic growth and set criteria or identify strategic sites for local and inward investment to match the			**Reason/s for selection:** This approach is in line with the conclusions and recommendations of the Employment and Economic Study for Eastbourne and Wealden (April 2022) as well as meeting the requirements of the NPPF. It will provide

A8 POLICY REASONABLE ALTERNATIVES

SPATIAL STRATEGY				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	strategy and to meet anticipated needs over the plan period (paragraph 86b). The Employment and Economic Study for Eastbourne and Wealden (April 2022) has identified a clear need for new industrial and warehouse floorspace provision on sites within the district. It concludes that the market remains buoyant and requires further industrial developments to meet demand.			clarity to applicants on the locations where industrial and warehousing development will be appropriate, subject to other relevant Local Plan policies.
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy SS7: Ensuring Comprehensive Development and Housing Delivery	**Leave delivery to relevant individual policies in the Local Plan**			**Include an overarching policy within the Local Plan for delivering comprehensive development and housing**
Selection of rejection	**Reason/s for rejection:** This option would still likely deliver growth; however it could lead to a disjointed approach in delivery and the plan would lack a coherent approach to the issue. This could lead to delays in housing provision for example.			**Reason/s for selection:** The NPPF confirms that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.

A8 POLICY REASONABLE ALTERNATIVES

SPATIAL STRATEGY				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
				This approach will provide a clear strategic framework for the timely delivery of development, with the finer details set out in subsequent policies.
Policy SS8: Responding to Climate Change	**To address climate change mitigation and adaptation within individual policies of the Local Plan**			**To include an overarching policy within the local plan that brings together the various strands of climate change policy under a clear strategic framework.**
Selection or rejection	**Reason/s for rejection**: Whilst having individual policies would provide climate change adaptation and mitigation responses, it could lead to a disjointed approach to the issues and the plan would lack a coherent vision. The NPPF states that development plans "must include strategic policies to address each local planning authority's priorities for the development and use of land in its area" (paragraph 17). Climate change adaptation and mitigation is a priority for Wealden and			**Reason/s for Selection**: To comply with the NPPF paragraph 17. It is appropriate to include a strategic, overarching policy within the Local Plan that brings together the various strands of climate change policy under a clear strategic framework, with the finer details set out in subsequent policies. Having a strategic policy also allows for connections to be made with other policy areas of the Plan that are intrinsically linked to climate change, or that have an influence on it i.e. the natural environment.

A8 POLICY REASONABLE ALTERNATIVES

SPATIAL STRATEGY				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	so a strategic policy is appropriate.			
Policy SS9: Health, well-being and quality of life	**Address health, wellbeing and quality of life through individual planning policies**			**Include a strategic policy to address health, wellbeing and quality of life through spatial planning**
Selection or rejection	**Reason/s for rejection:** The NPPF confirms that planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being need (paragraph 96c). Whilst this approach would likely lead to some positive outcomes, it could lead to a disjointed approach to the issues and the plan would lack a coherent vision for health, wellbeing and quality of life.			**Reason/s for selection:** This approach will ensure we maximise the beneficial impact spatial planning can have on the day to day lives of our communities through a holistic approach. This approach, together with the finer details set out in subsequent policies, will lead to the creation of a living and working environment within Wealden that sets the health and wellbeing of our residents at the heart of all our planning decisions.
Policy SS10: Green Infrastructure	**No reasonable alternatives identified.**			**To include an overarching policy within the local plan that brings together the various strands of the natural environment policy area under a clear strategic framework for**

A8 POLICY REASONABLE ALTERNATIVES

SPATIAL STRATEGY				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
				green infrastructure provision
Selection or rejection	**Reason/s**: Given its multifunctional benefits, delivering green infrastructure is an important focus of the Local Plan and is central to achieving many of the plans, and Council's wider, objectives. The NPPF paragraph 175 states "plans should…take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale".			**Reason/s for Selection**: The inclusion of a policy will be in compliance with the NPPF paragraph 175. Having a strategic policy allows for connections to be made with other policy areas of the Plan that are intrinsically linked to green infrastructure and the natural environment i.e. climate change.

A8 POLICY REASONABLE ALTERNATIVES

CLIMATE CHANGE				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy CC1: Net Zero Development Standards	**Rely on the Building Regulations and implementation of the Future Homes and Buildings Standards**	**Set optional energy efficiency and usage standards for new developments.**	**Do not include embodied carbon in the policy approach.**	**To take a fabric first approach and set minimum targets for energy use and space heating, as well as embodied carbon, within new residential and non-residential developments in line with industry best practice (LETI and UKGBC) and to make following the Energy Hierarchy a requirement of development proposals.**
Selection or Rejection	**Reason/s for rejection:** The evidence on climate change clearly indicates action is urgently needed to reduce the number of homes and businesses that will contribute to emissions and that waiting for national standards would not address this need. The uplift to Building Regulations is welcomed however it is felt that this does not go far enough quickly enough. In addition, achieving CO_2 emissions reductions can	**Reason/s for rejection:** It is highly unlikely that new developments would be built to net zero carbon standards under this approach and therefore would not deliver the benefits needed to help ensure Wealden is carbon neutral as soon as possible.	**Reason/s for rejection:** As energy efficiency increases, and operational emissions reduce, embodied carbon[1] will become more significant in relation to a building's total emissions. National policy does not currently include specific requirements for embodied carbon and there is *no Government policy requiring the assessment or control of embodied carbon emissions from buildings.* There are also low levels of	**Reason/s for Selection:** The policy approach will ensure that new developments are as energy efficient as possible by implementing the energy hierarchy in their design/conception. Setting out specific standards/targets to be achieved in terms of space heating demand and total energy use provides a clear and upfront expectation to applicants on what is required by the Council for development proposals.

[1] The carbon associated with both building materials and the construction and maintenance of a building/development over its whole lifecycle, including its potential demplotion.

A8 POLICY REASONABLE ALTERNATIVES

CLIMATE CHANGE				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	be undertaken in a variety of ways, not all of which may deliver energy efficiency i.e. the installation of renewable energy generation but with a poor building fabric in terms of energy efficiency.		understanding about embodied carbon impacts from new developments, including how this should be measured. However, the need to consider embodied carbon as part of the planning process and the need to address climate change is recognised. To omit embodied carbon from the policy would mean that it will be more difficult for the Council to meet its net zero targets and it may have to look to more expensive or technologically difficult approaches.	Setting the targets will enable the Council to achieve its net zero ambitions as soon as possible.
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy CC2: Reducing Energy Consumption in Existing Buildings	**To rely upon Policy CC1.**			**To have a policy that will assist in improving energy efficiency of existing buildings, complementing the wider policies of the Local Plan.**
Selection or rejection	**Reason/s for rejection:** Relying on Policy CC1 alone is unlikely to lead to significant improvements in energy consumption for existing buildings, as it may not be possible to achieve the required space heating and			**Reason/s for Selection:** Whilst there is significant new development planned for Wealden, the majority of buildings which will be occupied over the coming decades, have already been built to lower energy and

A8 POLICY REASONABLE ALTERNATIVES

CLIMATE CHANGE				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	total energy use standards required for new build development. As a result, opportunities to reduce a large proportion of the emissions from buildings could be missed			performance standards than today. It is widely accepted that retrofitting existing buildings to reduce energy consumption is critical to achieve net zero, although the planning system has little influence over existing, energy-inefficient buildings or development that does not require planning permission. There are, however, opportunities to influence the energy efficiency of buildings where applications are made for change of use, conversions and extension
Policy CC3: Sustainable Design and Construction	**Rely on the NPPF, Building Regulations and National Design Guide**	**Set a specific design standard / accreditation level from industry best practice and guidance that developments must achieve.**		**Set a criteria-based policy that prioritises passive design, sustainable use of materials and incorporation of natural features, together with the option to seek accreditation through certain schemes i.e. BREEAM and Home Quality Mark.**
Selection or Rejection	**Reason/s for rejection:** Whilst following the National Design Guide, NPPF and Building Regulations is likely to result in sustainable design	**Reason/s for rejection:** Some of the requirements to gain accreditation may not be feasible for all developments to achieve and therefore		**Reason/s for Selection:** This approach provides a holistic route to achieving net zero development and is in line with the approach taken

A8 POLICY REASONABLE ALTERNATIVES

CLIMATE CHANGE				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	and construction within developments, the guidance is generic in nature and does not allow for the local context of Wealden to be taken into account.	requiring a specific design standard alone wasn't deemed to be justifiable. The various accreditation schemes are also voluntary and should remain so, leaving it to the market to dictate their use.		within national planning policy[2] and planning practice guidance in the National Design Code[3].
Policy CC4: Carbon Sequestration	**To address this topic area within other policies of the Local Plan i.e. those on the natural environment.**			**Include a policy which focuses on protecting existing carbon sinks and seeks to ensure developments maximise opportunities to provide nature-based solutions for carbon sequestration.**
Selection or Rejection	**Reason/s for rejection:** Other Local Plan policies on habitat retention, enhancement, protection and creation may not fully consider the potential to sequester carbon.			**Reason/s for Selection:** Whilst other Local Plan policies for the retention, protection, enhancement and creation of biodiversity (habitats, trees, woodlands etc.) encompass elements of carbon sequestration, these are not explicit, and it is considered that to achieve net zero by 2050, carbon sequestration will be a key part of the approach and deserves a specific policy to clearly set out the Council's expectations.

[2] NPPF paragraph 154b
[3] National Design Guide Resources characteristics.

A8 POLICY REASONABLE ALTERNATIVES

CLIMATE CHANGE				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy CC5: Renewable and Low Carbon Energy	**Rely on national planning policies and strategies i.e. UK Net Zero Strategy.**	**Identify and allocate areas within the District for renewable energy generation schemes to be provided.**		**Provide a criteria-based policy for the provision of renewable energy schemes.**
Selection or Rejection	**Reason/s for rejection:** Relying on national approaches carries with it significant risks, particularly considering the Committee on Climate Change's recent 'Progress in reducing emissions report (2023)[4]' to Parliament, which concluded that the development of the policy framework for addressing climate is not happening at the required pace for future targets. Some of the key planks of the UK Net Zero Strategy have substantial lead-times (e.g. hydrogen storage, greenhouse gas removals	**Reason/s for rejection:** Although the NPPF states that plans should consider identifying suitable areas for renewable and low carbon energy sources and supporting infrastructure, where this would help secure their development, the landscape evidence base for the Local Plan indicates that the District has a high landscape sensitivity to wind turbines and varying levels of sensitivity to solar farms. The highest sensitivity is within the High Weald National Landscape.		**Reason/s for Selection:** This approach retains the flexibility for standalone renewable energy schemes to come forward and will set out the clear criteria on which applications will be judged. It will also promote a positive and proactive approach to supporting and facilitating the delivery of renewable and low carbon energy in line with national policy requirements and our own climate goals. This approach does not prohibit solar farms or wind turbines, but rather will provide a means by which to assess

[4] Progress-in-reducing-UK-emissions-2023-Report-to-Parliament.pdf

A8 POLICY REASONABLE ALTERNATIVES

CLIMATE CHANGE				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	and carbon capture and storage (CCS) more generally) and progress in other areas is also too slow, including tree planting and the roll-out of low-carbon heating. This places significant uncertainty on the ability of the national approach to deliver renewable and low carbon energy.	Therefore, at this time the Local Plan is not looking to identify or allocate specific areas for renewables development. However, further work will be undertaken between Regulation 18 and Regulation 19 in line with our emerging climate change evidence base and renewable energy potential study.		applications on a case-by-case basis.
Policy CC6: Water Efficiency	**Rely on the minimum standard of 125 litres per person per day set out in the Building Regulations for water efficiency / consumption.**			**Require development to achieve the higher optional water efficiency standard allowed under Building Regulations of 110 litres per person per day.**
Selection or Rejection	**Reason/s for rejection:** The District is within a seriously water stressed area and the Council therefore needs to take ambitious action to improve water efficiency. Relying on the minimum standard in Building Regulations will not assist in the Council's efforts to maintain water supply and to			**Reason/s for Selection:** This approach is in line with the provisions in the Building Regulations[5] allowing local planning authorities to set a higher water efficiency standard where there is a clear local need. Wealden is identified as being within an area of serious water stress and therefore the higher standard is justified.

[5] Approved Document G2 of the Building regulations 2010 (as amended) Sanitation, hot water safety and water efficiency. Available at www.aassets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1141098/The_Merged_Approved_Documents_Mar23.pdf

A8 POLICY REASONABLE ALTERNATIVES

CLIMATE CHANGE				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	protect the water environment.			This approach also fits with the NPPF, which states that Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for… water supply".
Policy CC7: Managing Flood Risk	**No reasonable alternatives considered.**			**Include a flood risk policy which ensures that development does not place itself, or others, at increased risk of flooding and actively seeks to improve flood risk where possible.**
Selection or Rejection	**Reason/s for rejection:** No reasonable alternatives considered as national policy requires Local Plans to manage flood risk. NPPF paragraph 153 states "Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk".			**Reason/s for Selection:** Due to the requirements of the NPPF, PPG and the findings and conclusions of the Wealden Level 1 and Level 2 Strategic Flood Risk Assessments (SFRAs), it was considered appropriate to include a policy to manage flood risk.

A8 POLICY REASONABLE ALTERNATIVES

CLIMATE CHANGE				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	NPPF paragraph 161 states "All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property".			
Policy CC8: Sustainable Drainage	**Rely on the requirement within the NPPF i.e. only major developments of 10+ net dwellings should incorporate SuDS.**	**Rely on the implementation of the Flood and Water Management Act 2010 (Schedule 3), which is expected to come into effect in 2024.**		**Makes SuDS a requirement of all new development.**
Selection or Rejection	**Reason/s for rejection:** Areas of the District are at risk of surface water flooding now and in the future and additional development is likely to increase surface water runoff. Managing surface water within development should apply to sites regardless of size, particularly considering the potential for cumulative effects from numerous small developments.	**Reason/s for rejection:** Whilst the direction from Government proposes to strengthen the regulatory requirements for SuDS, the approach is not certain and is still subject to final decisions on scope, threshold and process. There is the risk that this approach may have significant lead in times or not be implemented at all.		**Reason/s for Selection:** This approach will ensure development takes full account of drainage issues, including the incorporation of SuDS, as well as future proofing the Plan in the light of potential delays to the Government's implementation of the Flood and Water Management Act 2010 (Schedule 3) and the expected mandatory requirement for SuDS.

A8 POLICY REASONABLE ALTERNATIVES

NATURAL ENVIRONMENT				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy NE1: Biodiversity, Geodiversity and Nature Recovery	**Rely on national legislation, policy and strategies to retain, protect, enhance and create biodiversity, geodiversity and nature recovery.**	**Leave the matter of nature recovery to the Local Nature Recovery Strategy.**		**Set out the requirements for development to assist nature's recovery through the retention, protection, enhancement and creation of habitats and geodiversity, including the need to follow the mitigation hierarchy (avoidance, mitigation, compensation) and the hierarchy of sites.**
Selection or Rejection	**Reason/s for rejection:** Whilst following national legislation and policy is likely to result in nature recovery, this approach does not take account of local circumstances within the District and could also be rescinded or weakened/changed at any time.	**Reason/s for rejection:** The Local Nature Recovery Strategy for Sussex will not be published / adopted until at least March 2025, and it is possible that this date may slip.		**Reason/s for Selection:** Taking this approach will ensure that development proposals not only protect and enhance individual assets but that they also contribute to the overall network of biodiversity and geodiversity within the District i.e. by avoiding habitat fragmentation and creating habitat connectivity.
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy NE2: Biodiversity Net Gain	**Adopt into policy the mandatory minimum 10% net gain requirement set out in the Environment Act.**			**Adopt into policy a minimum 20% net gain.**
Selection or Rejection	**Reason/s for rejection**: It is deemed that given the rich and varied biodiversity resource within the District; a			**Reason/s for Selection:** Given the rich and varied biodiversity resource within the District and emerging information, evidence and

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NATURAL ENVIRONMENT				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	higher minimum percentage target is appropriate.			approaches from elsewhere (including adopted plans for Guildford and Worthing and a BNG assessment from Horsham), the Council is looking to test this higher minimum target as part of the Regulation 18 consultation. The % BNG required will be considered in further detail as part of the Local Plan evidence base work, as the Plan progresses to Regulation 19 stage.
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy NE3: Woodlands, trees and hedgerows	**Rely on national legislation and policy to protect, restore, manage and enhance existing woodland, trees and hedgerows.**			**Set a criteria-based policy that will seek to protect, restore, manage and enhance existing woodland, trees and hedgerows as well as require new or enhanced provision within developments scheme design and layout.**
Selection or Rejection	**Reason/s for rejection:** Whilst following national legislation and policy is likely to result in the protection, restoration and management of existing woodland, trees and hedgerows, it does not			**Reason/s for Selection:** This approach will ensure that the Local Plan policy aligns with the NPPF which states: **"**Planning policies and decisions should ensure that new streets are tree-lined[6],

[6] Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate

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NATURAL ENVIRONMENT				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	take into account local circumstances within the District and could also be rescinded or weakened/changed at any time.			that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places" (paragraph 131). The policy will also align with the Council's approach to nature recovery, protection and enhancement.
Policy NE4: Ancient Woodland and Veteran Trees	**Rely on best practice advice from Natural England in regard to minimum development buffer for ancient woodland (15 metres).**	**Include ancient woodland and veteran trees in the general woodland policy (Policy NE3)**		**Set out the criteria for development to meet, which could affect ancient woodland and / or veteran trees, including placing the onus on developers to provide evidence for a suitable and appropriate buffer zone (metres) from development.**
Selection or Rejection	**Reason/s for rejection:** This distance may not always be	**Reason/s for rejection:** Ancient woodland and		**Reason/s for Selection:** This approach will ensure that

A8 POLICY REASONABLE ALTERNATIVES

NATURAL ENVIRONMENT				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	suitable and does not take account of local circumstances within the District. It is also often taken as the default option, with little scope to ask for information from developers to justify this approach other than that it is standard best practice.	veteran trees are distinctly different and require different approaches to their protection than other woodlands. Having requirements within one policy may confuse, weaken or dilute policy protection.		where development is proposed close to ancient woodland and/or veteran trees, or where development may result in harm, suitable and appropriate protection is provided in the form of buffer zones and any other measures. The approach will provide a default buffer zone and will require developers to justify an appropriate buffer.
Policy NE5: Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA)	**No reasonable alternatives considered.**			**Include a policy to protect the Ashdown Forest SPA**
Selection or Rejection	**Reason/s:** The Council has undertaken an Interim Habitats Regulations Assessment (HRA) to test whether the Local Plan at Regulation 18 stage, in combination with other plans and projects, is likely to have an adverse impact on the integrity of the Ashdown Forest SAC and SPA.			**Reason/s for Selection:** The HRA has identified that net additional residential development is likely to result in a significant effect on the SPA due to the damaging effects of disturbance caused by recreation on the ground nesting Dartford Warbler and nightjar.

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NATURAL ENVIRONMENT				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	The HRA has concluded at this stage that the growth strategy set out in the Regulation 18 Local Plan will have a significant adverse effect on the SPA (recreational pressure/disturbance) but not on the SAC (air pollution / nitrogen deposition).			
Policy NE6: Landscape Character **Policy NE7: High Weald National Landscape** **Policy NE8: Setting of the South Downs National Park**	**Rely on national legislation and guidance on landscape protection and enhancement.**	**Have a single landscape policy covering the protection and enhancement of the district's landscape character, including the High Weald AONB and setting of the South Downs National Park.**		**Set a criteria-based policy for landscape character covering the protection and enhancement of the District's landscape character and separate policies focussing on the High Weald National Landscape and setting of the South Downs National Park.**
Selection or Rejection	**Reason/s for rejection:** This approach would not account for local circumstances, especially the overall landscape character of the District. The landscape evidence base for the District shows that there are far more nuanced landscape character types than those set out at the national or county level.	**Reason/s for rejection:** This option could result in contradictions and confusion as well as make the policy overly long and complicated.		**Reason/s for Selection:** Whilst the overall landscape character policy will apply to the designated landscapes, their unique qualities require separate policies to deal with their specific aspects.

A8 POLICY REASONABLE ALTERNATIVES

NATURAL ENVIRONMENT				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy NE9: Agricultural Land	**Rely on national legislation and guidance on the protection of agricultural land.**			**Include a criteria-based policy setting out how the district's agricultural land will be considered in regard to planning applications and development.**
Selection or Rejection	**Reason/s for rejection:** The national approach focuses on the best and most versatile agricultural land in terms of protection. This is land within Grades 1, 2 and 3a of the Agricultural Land Classification. Much of the land in Wealden is Grade 3b or lower and therefore does not benefit from national protection / consideration, however, it may still be of use in agriculture (pasture and grazing) as well as having other values (i.e. carbon sinks, biodiversity etc.) The national approach does not take this into account with agricultural land.			**Reason/s for Selection:** This approach will ensure that local circumstances are taken into account when agricultural land is proposed for, or affected by, development proposals.
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy NE10: Light pollution and dark skies	**No reasonable alternatives considered.**			**Set a criteria-based policy for lighting schemes within development proposals.**

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NATURAL ENVIRONMENT				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Selection or Rejection	**Reason/s:** Paragraph 185c of the NPPF states: **“**Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”.			**Reason/s for Selection:** Wealden is currently the 20th darkest district in England and whilst levels of darkness differ across the District, many areas benefit from high levels of darkness. This approach will ensure that developments follow a lighting hierarchy and that lighting associated with new development does not harm the quality of dark skies, does not contribute to sky glow, glare or spillage or impact biodiversity and residential amenity. This approach will meet the requirements of Paragraph 185c of the NPPF.
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy NE11: Noise pollution	**No reasonable alternatives considered.**			**Set a criteria-based policy for noise pollution within development proposals; and identify and protect tranquil areas.**
Selection or Rejection	**No reasonable alternatives considered.** **Reason/s:** Paragraph 185a of the NPPF states **“**Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on			**Reason/s for Selection:** This approach will ensure that developments take full account of their potential for creating noise but also their

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NATURAL ENVIRONMENT				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life" Paragraph 185b of the NPPF states: **"**Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason"			location in relation to existing noise uses. This approach will meet the requirements of Paragraph 185a and 185b of the NPPF.
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy NE12: Air Quality	**No reasonable alternatives considered.**			**Set a criteria-based policy outlining the stages developments will need to meet to ensure air quality is not adversely affected and where possible is improved.**
Selection or Rejection	**Reason/s:** Paragraph 174e of the NPPF states: "Planning policies and decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of air pollution" and that "development should, wherever possible help to improve local environmental conditions such as air quality".			**Reason/s for Selection:** At present, the district does not have any Air Quality Management Areas (AQMAs) nor are there any areas within the District where air pollutants exceed national minimum thresholds. Air quality is good within Wealden. However, this could be adversely affected by development and so this approach will ensure that the

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NATURAL ENVIRONMENT				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
				impacts of development proposals on air pollution and air quality are fully considered.
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy NE13: Water Environment and Water Infrastructure	**No reasonable alternatives considered.**			**Set out a criteria-based policy to protect and sustainably manage the water environment in Wealden to ensure benefits for nature and people.**
Selection or Rejection	**Reason/s:** **Reason/s:** Paragraph 174e of the NPPF states: "Planning policies and decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution and development should, wherever possible, help to improve local environmental conditions such as water quality, taking into account relevant information such as river basin management plans".			**Reason/s for Selection:** This approach will clearly set out to developers the expectations of the Council at the local level regarding the protection and enhancement of the District's water environment, and ensure that impacts on people and nature are fully considered.
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy NE14: Contaminated Land and Land Stability	**No reasonable alternatives considered.**			**Set out a policy detailing how the Council will deal with applications on land where contamination and/or instability is present.**
	Reason/s: Paragraph 183 of the NPPF states: "Planning policies and decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any			**Reason/s for Selection:** This approach will clearly set out to developers the expectations of the Council, at the local, to ensure a site is suitable for

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NATURAL ENVIRONMENT				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation)"			the proposed development with regards to land contamination and stability.

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Historic Environment				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy HE1: The Conservation, Protection and Enhancement of the Historic Environment	**To address the protection and enhancement of the historic environment within individual policies of the Local Plan.**			**To include an overarching policy within the local plan to ensure the significance of Wealden's historic environment, including heritage assets and their settings and landscapes are protected and not diminished.**
Selection or Rejection	**Reason/s for rejection:** Whilst having individual policies would provide protection and enhancement for the historic environment, it could lead to a disjointed approach to the issues and the plan would lack a coherent vision. The NPPF looks to local plans to set out a positive strategy for the conservation and enjoyment of the historic environment that includes recognising the desirability of sustaining and enhancing the significance of heritage assets, considers the wider social, cultural, economic and environmental benefits that conservation of the historic environment can provide			**Reason/s for selection:** It is appropriate to include a strategic, overarching policy within the Local Plan that brings together the various means of protecting and enhancing the historic environment under a clear strategic framework, with the finer details set out in subsequent policies. Having a strategic policy also allows for connections to be made with other policy areas of the Plan that could have an influence on it i.e. retrofitting of existing buildings to improve energy efficiency and reduce emissions.

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Historic Environment				
	and the positive contribution to local character, distinctiveness and character of place that the historic environment can bring and that new development should make			
Policy HE2: Heritage Assets	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Rely on the NPPF, PPG and Historic England guidance when providing planning advice and determining planning applications	**Include a criteria-based policy that sets out how development that would result in harm to, or loss of the significance of a designated heritage asset or its setting will be assessed**		**Include a criteria-based policy that seeks to conserve all heritage assets within the district, designated and non-designated, including maintaining and sustaining their significance, and their settings**
Selection or Rejection	**Reason/s for rejection:** Whilst this option would provide some degree of protection and enhancement to heritage assets, it would not account for local nuances or the local context.	**Reason/s for rejection:** This option would provide protection and enhancement for heritage assets, but this would omit those which are not designated. The biggest challenge with non-designated heritage assets is ensuring they are recognised as such. It is the Council's intention that in the future it will produce and maintain a list of locally designated heritage assets and so to omit these from a Local Plan policy would risk harm befalling them in the future.		**Reason/s for selection:** The Council recognises that heritage assets, designated and non-designated, are an irreplaceable resource and this approach will provide maximum clarity to applicants of the Council's expectations when it comes to considering the impacts of development on such assets.

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Historic Environment				
Policy HE3: Conservation Areas	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Rely on the NPPF, PPG and Historic England guidance when providing planning advice and determining planning applications			**Have a criteria-based policy that seeks to conserve and enhance the special architectural or historic interest of Conservation Areas within the district**
Selection or Rejection	**Reason/s for rejection:** Whilst this option would provide some degree of protection and enhancement to heritage assets, it would not account for local nuances or the local context.			**Reason/s for selection:** This approach will provide maximum clarity to applicants of the Council's expectations when it comes to considering the impacts of development on Conservation Areas.
Policy HE4: Enabling Development	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Rely on the NPPF, PPG and Historic England guidance when providing planning advice and determining planning applications.			**Include a criteria-based policy which sets out when enabling development in the district is justified**
Selection or Rejection	**Reason/s for rejection:** Whilst this option would provide some degree of protection and enhancement to heritage assets, it would not account for local nuances or the local context			**Reason/s for selection:** Paragraph 208 of the NPPF states that: "Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future

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Historic Environment				
				conservation of a heritage asset, outweigh the disbenefits of departing from those policies". This approach will provide a solid framework for assessing applications for officers as well as providing maximum clarity to applicants of the Council's expectations when it comes to considering this type of application.
Policy HE5: Historic Parks and Garden	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Rely on the NPPF, PPG and Historic England guidance when providing planning advice and determining planning applications			**Include a locally specific policy that seeks to conserve and enhance both nationally important (Registered) Historic Parks and Gardens and locally significant Historic Parks and Gardens, their settings as well as the views to and from them across the district**
Selection or Rejection	**Reason/s for rejection:** Whilst this option would provide some degree of protection and enhancement to heritage assets, it would not account for local nuances or the local context			**Reason/s for selection:** This approach will offer the same benefits as in following Option 1 however it will provide further clarification at the local context under what circumstances development affecting Historic Parks and

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Historic Environment				
				gardens, both registered and unregistered, may be acceptable
Policy HE6: Archaeology	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Rely on the NPPF, PPG and Historic England guidance when providing planning advice and determining planning applications			**Include a criteria-based policy that outlines how development can be accommodated on sites of archaeological interest in the district**
Selection or Rejection	**Reason/s for rejection:** Whilst this option would provide some degree of protection and enhancement to heritage assets, it would not account for local nuances or the local context			**Reason/s for selection:** The Planning Practice Guidance states that it is helpful if local plans note areas with potential for the discovery of non-designated heritage assets with archaeological interest. However, in East Sussex the known sites and areas of archaeological interest within the County are included within the Historic Environment Record as Archaeological Notification Areas (ANA) and can be viewed on the East Sussex County Council website. However, as yet undiscovered archaeological remains, in particular below ground but also hidden within historic buildings and structures, can be found outside these ANAs. This

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Historic Environment				
				approach will provide maximum clarity to applicants of the Council's expectations when it comes to considering the impacts of development on archaeological assets, designated or potentially hidden.

A8 POLICY REASONABLE ALTERNATIVES

Housing				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy HO1: Housing Type & Mix	**Leave the choice of housing type and mix to developers and make decisions on a case-by-case basis**	**Follow the trends in the Census 2021 for the housing type and mix**		**Set the housing type and mix to be delivered in the district in line with the recommendations of the Local Housing Needs Assessment (August 2021)**
Selection or Rejection	**Reason/s for rejection:** This approach risks leading to a proliferation of housing that may not necessarily meet the needs of the district's population in terms of type (size) and mix (market, affordable, self-build etc.). Developers are likely to look to deliver housing that will maximise profits and this may not equate to housing that will meet local need. This approach would also conflict with the NPPF which confirms that planning policies should be informed by a local housing need assessment (paragraph 61) and that within the context of establishing 'need', the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (paragraph 63).	**Reason/s for rejection:** The Census 2021 shows that the district has a significantly higher proportion of detached homes than the South East and England but much lower proportion of terraced homes. The Census also shows that the vast majority of homes within Wealden are 3 and 4+ bedroom. The Census 2021 also continues to show that the vast majority of dwellings in Wealden are owner-occupied, with the majority of these dwellings being owned outright. Shared ownership, social rented and private rented comprise much smaller percentages. This approach, as with Option 1, risks leading to the continued delivery of large, detached and		**Reason/s for selection:** The Council's Local Housing Needs Assessment (LHNA) (August 2021) has recommended that a greater number of smaller sized dwellings are needed for market homes and that for social/affordable rented housing, there is a greater need for 1-and 2- bedroom properties. For affordable home ownership, the LHNA recommends a spilt of 20% 1, 2 and 3-bedroom properties. This approach will support the Council's ambition of largely delivering 2- and 3-bedroom dwellings for new market and affordable homes in the district as well as a much higher % for social/affordable rented 1-bed accommodation.

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Housing				
		unaffordable housing that is not necessarily suitable for local need and would also be in conflict with paragraphs 61 and 63 of the NPPF.		This approach is also in line with the requirements of paragraph 63 of the NPPF.
Policy HO2: Density	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Set a specific density to be applied across the district	**Set a density for each settlement/parish within the district based on prevailing densities**		**Set a criteria-based policy for density with specific requirements for applications to meet and not a prescriptive density target.**
Selection or Rejection	**Reason/s for rejection:** This approach would fail to take account of the varying sizes of settlements across the district and may result in inappropriate development densities in certain areas that do not fit with the local character, respect the natural environment or take account of constraints. The Council's Urban Capacity and Density Study has identified that housing density varies widely across the district and within settlements themselves. A one size fits all approach is inappropriate.	**Reason/s for rejection:** Whilst this approach would likely take account of the local context of each settlement, similar to Option 1 there may be nuances within settlements or parishes themselves that mean a 'one size fits all' approach, even on a settlement/parish basis, is not appropriate. The Council's Urban Capacity and Density Study has identified that housing density varies widely across the district and within settlements themselves.		**Reason/s for selection:** The Council's Urban Capacity and Density Study has identified that outside of market town centres, the densities of existing settlements tend to be low, with the majority of settlements achieving an average density of between 20-30 dwellings per hectare (dph). However, there are significant variations within the district's towns and villages, with certain smaller geographies around town centres achieving densities of up to 50-55 dph and other areas at the edge of villages/towns only achieving 10-20 dph.

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Housing				
				This approach is suitable given the lack of cohesiveness across the district and within settlements themselves on density, together with the district's rural nature. This approach will support all housing developments to make the most effective use of land in line with the NPPF.
Strategic Policy HO3: Brownfield Land	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Rely on the NPPF to determine planning applications			**Have a local policy which prioritises the use of brownfield land within the district**
Selection or Rejection	**Reason/s for rejection:** Whilst this approach would likely lead to development on brownfield land, there is typically a limited legacy of such land within the district and this may make it easier for arguments to be made for the development of greenfield sites over brownfield sites. The NPPF confirms that strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.			**Reason/s for selection:** This approach will help focus development on the, albeit limited legacy of, redundant brownfield land within the district. This will ensure the promotion of growth and change within our built up areas and subsequently help reduce the need to develop greenfield land over the plan period. This approach is in line with the NPPF (paragraphs 123 and 124).

A8 POLICY REASONABLE ALTERNATIVES

Housing				
Policy HO4: Small and Medium Sized Housing Sites	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified			**Set out a policy which supports and encourages small and medium size housing sites using the NPPF size threshold of <1ha.**
Selection or Rejection	**Reason/s:** Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. The NPPF expects local planning authorities to identify, through the development plan and brownfield land registers, land to accommodate at least 10% of their housing requirement on sites no larger than 1ha, unless there are strong reasons that this cannot be achieved (paragraph 70a).			**Reason/s for selection:** This approach will be in line with the expectations of the NPPF and will support the Council's aim to meet as much of its housing need on smaller sites as possible.
Policy HO5: Self-build and Custom Housebuilding	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Require serviced plots for self-build and custom housebuilding to be provided on all housing sites	**Require serviced plots for self-build and custom housebuilding to be provided on strategic sites only**		**Set out a policy which encourages serviced plots for self-build and custom housebuilding on all new housing sites and define a specific level of provision on larger strategic sites.**
Selection or Rejection	**Reason/s for rejection:** Whilst this approach would clearly lead to the provision of self-build and custom housebuilding opportunities within the district, requiring them on all sites may result in viability issues on small sites. It may also result in an over provision, depending on the need for such plots within the district.	**Reason/s for rejection:** Similar to Option 1, this approach would result in the provision of self-build and custom housebuilding opportunities within the district, however restricting this to strategic sites only may mean opportunities are missed for smaller more suitable sites to deliver such housing. Again, the need for this housing is small within the district.		**Reason/s for selection:** This approach will provide a balance between Options 1 and 2. The LHNA concluded that as a first step, the Council should consider seeking to adopt a general 'encourage' policy for all new housing sites, but also to consider the delivery of self-build and custom-build plots on strategic sites. This approach will allow the location of the plots to be

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Housing				
	The Council keeps a self-build and custom housebuilding register to understand the demand for this type of housing and the locations as to where it is required. The LHNA identified a small need for this type of housing within the district (approx. 2% of overall housing need) and so this approach would be excessive.			dealt with through the housing market by way of 'windfall' planning applications predominately but also recognises that larger strategic sites are capable and will be required to deliver some self-build or custom-build plots.
Policy HO6: Houses in Multiple Occupation (HMOs) and Subdivision of Existing Dwellings	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified			**Set out a criteria-based policy for this type of development**
Selection or Rejection	**Reason/s for selection:** The Council's LHNA has identified that there is a growing number of one person households in the district who are seeking smaller forms of accommodation as well as the existing housing stock being imbalanced and dominated by many large 4+ bedroom homes that will not meet the district's changing housing need across the plan period for smaller homes. There is also a legacy of larger residential properties within the district, particularly in rural areas. The NPPF confirms that planning policies should avoid the development of isolated homes in the countryside unless the development would involve the subdivision of an existing residential building (amongst other exceptions). However, there is national planning policy support for this specific type of development (i.e. the conversion/subdivision of the existing residential dwelling into smaller dwellings) within the countryside. As the affordability of housing continues to worsen within Wealden District, HMOs are becoming an ever increasingly popular form of accommodation for those who are unable to afford their own home. These forms of housing are particularly popular for younger, single and low-income individuals. Therefore, the Council believe it appropriate to provide policy support for HMOs and the sub-division of large existing dwellings.			**Reason/s for selection:** This approach will ensure that this type of development comes forward in appropriate locations and in a manner which respects the local environment and context it is located within. Criteria must be clear and unambiguous.
	Option 1	**Option 2**	**Option 3**	**Preferred Option**

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Housing				
Policy HO7: Rural Exception Sites to meet Local Housing Need	**Rely on the NPPF to deliver rural exceptions sites to meet local housing need.**			**Set out a policy that contains local criteria as to when rural exceptions sites will be acceptable.**
Selection or Rejection	**Reason/s for rejection:** This approach would not provide sufficient rural exception sites to help meet the districts identified affordable housing need.			**Reason/s for selection:** This approach will be in line with the NPPF (paragraphs 82 – 84), which supports a flexible approach for housing in rural areas to ensure local planning authorities can be responsive to local circumstances and support housing developments that reflect local needs. The Council acknowledges that some residents in our rural areas may require affordable housing to remain in their locality. This approach will ensure that the Council meets the affordable housing needs of rural residents.
Strategic Policy HO8: Affordable Housing	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Set a higher/lower percentage for affordable housing than the 35% set out in Policy AFH1 of the Affordable Housing Delivery Local Plan (2016).	**Leave the provision of affordable housing in terms of numbers and tenure to the market.**		**Maintain the 35% affordable housing target provision on sites of a certain size threshold (dwellings) and specify the tenure mix in line with local plan evidence base.**
Selection or Rejection	**Reason/s for rejection:** Setting a lower percentage for affordable housing risks the	**Reason/s for rejection:** This approach would be contrary to paragraph 63 of		**Reason/s for selection:** This approach maintains the existing policy position

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	Council failing to achieve a key aim of the Housing Strategy - increasing the supply and quality of affordable homes. Setting a percentage that is too high runs the risk of making development sites unviable, which in turn would risk under-delivering on much needed affordable homes. Paragraph 63 of the NPPF confirms that the type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include those who require affordable housing.	the NPPF as it would not involve an assessment of the type and tenure of housing need for different groups, including those requiring affordable housing. This approach risks the Council not being able to meet local need for affordable housing, both affordable housing to rent (social rent or affordable rent) and affordable home ownership products (First Homes and Shared Ownership amongst other types of products).		within the Affordable Housing Delivery Local Plan (2016) and is recommended by the Wealden Local Plan Viability Assessment. Site size thresholds should be looked at in terms of provision within the High Weald National Landscape and the rest of the district in line with the findings and recommendations of the LHNA. This approach meets the requirements of the NPPF.
Policy HO9: Gypsy, Traveller and Travelling Showpeople – Site Criteria	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified			**Set a criteria-based policy for the provision of new, or extensions to existing, permanent and temporary sites for Gypsies, Travellers and Travelling Showpeople**
Selection or Rejection	**Reason/s:** The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) recommended that the Council incorporate a criteria-based policy into the Local Plan for planning applications that may materialise over the plan period from households residing			**Reason/s for selection:** This approach is in line with the recommendation of the Gypsy, Traveller and Travelling Showpeople

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	on unauthorised developments or encampments, due to in migration, and those residing in bricks and mortar accommodation.			Accommodation Assessment (GTAA).
Policy HO10: Gypsy, Traveller and Travelling Showpeople – Safeguarding Sites	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified.			**Set out a criteria-based policy to safeguard sites and only allow losses to other uses under specific circumstances.**
Selection or Rejection	**Reason/s for rejection:** The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (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 district has historically 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 permission are safeguarded and are not redeveloped for alternative uses.			**Reason/s for selection:** This approach is in line with the recommendation of the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA).
Policy HO11: Specialist Housing for Older and Vulnerable People	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Rely on the NPPF to determine applications for specialist housing for older and vulnerable people	**Include a specific policy on older person's accommodation but instead, be less restrictive in terms of its location.**		**Set out a criteria-based policy, based on evidence in the Local Housing Needs assessment, to deliver specialist housing for older and vulnerable people including, where appropriate, retirement villages, and to protect existing provision.**
Selection or Rejection	**Reason/s for rejection:** Whilst this approach would likely lead to some degree of specialist housing provision, it	**Reason/s for rejection:** This approach could lead to the development of this type of housing in unsustainable locations i.e. outside of		**Reason/s for selection:** This policy approach will accord with the findings and recommendations of the Draft Local Plan evidence

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	would not take account of local need and context. The NPPF is clear that within the context of establishing housing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including older people (including those who require retirement housing, housing-with-care and care homes); students and people with disabilities (paragraph 63). The Council's LHNA provides the evidence base for older persons housing and confirms that Wealden is projected to see a notable increase in the older person population. The key findings of the LHNA are that between 2019 and 2039, there will be a 75% increase in the number of people aged 65+ with dementia and a 66% increase in those aged 65+ with mobility problems within Wealden. The Council's Housing Strategy 2020-25 confirms that the Council will need to	development boundaries and with no access to sustainable transport or services and facilities, which given the intended occupiers would not be appropriate.		base (the LHNA) and assist the Council in meeting its wider objectives set out within the Housing Strategy 2020-25 and any subsequent strategy.

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	increase the supply of specialist/adaptable/supported housing and confirms that the Council will work closely with ESCC to explore the need for and develop any specialist accommodation and to review the current supply of supported accommodation across East Sussex			
Policy HO12: Residential Accessibility Standards	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Rely on Building Regulations Approved Document M 'Access to and use of buildings' to achieve suitable accessibility standards in new developments			**Set a higher accessibility standard for new residential developments within policy.**
Selection or Rejection	**Reason/s for rejection:** The NPPF confirms that the housing needs of older people and those with disabilities are one of the specific groups whose size, type and tenure of housing should be assessed and reflected in planning policies. This approach would likely result in the provision of accessible residential dwellings to some degree, as the regulations confirm that all new dwellings nationally must be constructed in accordance with the requirements of			**Reason/s for selection:** The Building Regulations confirm that local planning authorities can require dwellings to be constructed to a higher standard (Categories 2 and 3) via local planning policy requirements, as long as this is based on local needs and viability assessments. The recommendations from the Council's LHNA confirms that the Council should consider requiring all dwellings (in all tenures) to meet the M4(2) standards

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	Category 1 M4(1) (Visitable dwellings). However, these may not reflect the need within the district and the NPPF is clear the housing needs of vulnerable and older people should be reflected in planning policies. There are two higher standards as well – Category 2 M4(2) Accessible and adaptable dwellings and Category 3 (M4(3) Wheelchair user dwellings. The Regulations confirm local planning authorities can require new residential buildings to meet the higher standards provide there is robust evidence to support this stance.			and at least 10% of affordable homes meeting M4(3) compliant dwellings. This is due to the anticipated increase in residents within the district living with mobility problems between 2019-2039. This requirement has been tested through the Wealden Local Plan Viability Assessment, and it has been concluded that the impact of the higher standard requirement is modest. This Approach is therefore considered appropriate for the Draft Local Plan policy.
Policy HO13: Internal Residential Space Standards for New Dwellings	**Option 1** **Set locally specific internal space standards**	**Option 2**	**Option 3**	**Preferred Option** **Require new dwellings to meet the nationally described space standards**
Selection or Rejection	**Reason/s for rejection:** The NPPF confirms that local planning authorities should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. However, this approach to internal space standards is not appropriate			**Reason/s for selection:** This approach is in line with the PPG and the NPPF.

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	as the Planning Practice Guidance (PPG) does not allow local planning authorities to set their own standards for new dwellings: *"Where a local planning authority (or qualifying body) wishes to require an internal space standard, they should only do so by reference in their Local Plan to the nationally described space standard"* (paragraph 18 of the PPG Housing: optional technical standards)			
Policy HO14: Rural Workers Accommodation	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified			**Set a criteria-based policy for rural workers accommodation**
Selection or Rejection	**Reason/s:** The NPPF is clear that planning policies and decisions should avoid the development of isolated homes in the countryside unless certain circumstances apply, including where there is a need for a rural worker to live permanently at or near their place of work in the countryside (paragraph 84a). In most circumstances, it will not be necessary for a rural worker to live at or in the			**Reason/s for selection:** This approach will ensure that where it is deemed essential for a rural worker (either part time or full time) to be present to meet the established needs of a rural business at most times, day and night, suitable accommodation can be provided whilst avoiding the proliferation of isolated dwellings within the countryside (a stipulation of the NPPF, paragraph 84).

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	immediate vicinity of their work due to technological solutions such as CCTV for security and automated animal feeding machines. On this basis and to avoid a proliferation of isolated homes in the countryside of Wealden, robust justification for such accommodation will be required. Reasons such as attracting staff to a rural business, staff retention, convenience or security is not sufficient justification. Given the above and the desire to protect the district's countryside, policy provision is deemed appropriate.			The criteria will need to be clear and unambiguous as to when such accommodation will be acceptable.
Policy HO15: Conversion of Rural Buildings to a Residential Use	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Rely on the NPPF in determining applications for conversions			**Set out a criteria-based policy for when conversions to residential use will be acceptable / allowed.**
Selection or Rejection	**Reason/s for rejection:** This approach would likely lead to the suitable conversion of rural buildings to residential uses as the NPPF (paragraph 83) confirms that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural			**Reason/s for selection:** This approach will still be in line with paragraph 83 of the NPPF however it also provides the Council with the framework to ensure that conversions are suitable in terms of being within a sustainable location close to existing services

Housing				
	communities and planning policies should identify opportunities for villages to grow and thrive especially where this will support local services. Therefore, rural buildings in isolated locations and/or those that require significant improvements to their access arrangements are unlikely to be supported, as they will be contrary to national planning policy on those sustainability matters, although this cannot be wholly ruled out. This approach may therefore result in inappropriate conversions that do not serve local needs or context and could harm the rural character of the district as well as rural businesses i.e. farming.			and facilities as well as preferably being close to a sustainable settlement (as defined in the settlement hierarchy) and in close proximity to sustainable modes of transport (i.e. alternatives to the car). This approach will ensure conversions are undertaken appropriately. It is acknowledged that some conversions of rural buildings to residential uses do not require planning permission and are allowed under permitted development legislation.
Policy HO16: Park Homes and Residential Caravan Sites	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified			**Set out a criteria-based policy for the provision of new residential caravan / park home sites within development boundaries and the small-scale extension of existing sites in sustainable locations.**
Selection or Rejection	**Reason/s:** These types of homes are becoming increasingly popular within the district for those seeking low-cost accommodation or the close-knit community feeling they provide, with			**Reason/s for selection:** As stated, these types of homes are gaining in

Housing				
	many services and facilities provided on site. The Council therefore considers this form of housing to have a role to play in providing low-cost accommodation for smaller households and in turn requires a planning policy approach to ensure it is delivered in a controlled and sustainable manner.			popularity within the district and can help towards the Council's aims of providing affordable accommodation for smaller households. However, they do need careful consideration in terms of their siting to ensure they are in sustainable locations for people so as not to result in isolated developments and so as not to be put at risk from hazards such as flooding (these uses are classed as 'Highly Vulnerable' within the NPPF and PPG Flood risk vulnerability classification). The criteria will need to be clear and unambiguous.
Policy HO17: Replacement Dwellings in the Countryside	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Rely on the NPPF to determine applications			**Set out a criteria-based policy to provide for the replacement of homes in the countryside.**
Selection or Rejection	**Reason/s for rejection:** The NPPF is clear that new houses should be provided in sustainable locations and in areas that will enhance or maintain the vitality of rural communities.			**Reason/s for selection:** This approach will ensure the specific requirements of those already living within the countryside, and who wish to replace their current house to better suite their needs, are taken into account and met. It will also

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	However, this approach would not necessarily take account of the specific requirements of those who already live in the countryside who may wish to replace their current house to better suit their needs i.e. it is in disrepair or is no longer appropriate for current needs in terms of size or design.			ensure that replacement homes are suitable for their location and context. The criteria will need to be unambiguous.
Policy HO18: Extensions and Alterations to Existing Dwellings, Outbuildings and Annexes	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified			**Set a criteria-based policy for permitting extensions and alterations to existing houses including outbuildings and annexes**
Selection or Rejection	**Reason/s:** Planning permission is not always required for this type of development as set out in the General Permitted Development (England) Order 2015 (as amended). However, where this type of development is proposed, there needs to be some policy control to ensure developments are suitable for their location and context so as to avoid inappropriate development that would harm its surroundings. There is no national policy guidance on this.			**Reason/s for selection:** This approach will ensure that where development of this type requires planning permission, it is undertaken in the most appropriate manner so as to avoid harm to the wider environment in which it is located whilst meeting the needs of those homeowners wishing to extend or make alterations to their existing dwelling or to construct an outbuilding and/or annex. The ability to extend and make alterations to existing dwellings or construct an outbuilding or annex can greatly improve

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				the existing housing stock available within the district and our latest economic evidence shows there has been a substantial change in working place practices towards greater home working and there will be a greater need for this type of development in the district.
Policy HO19: Extensions to Residential Gardens	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Leave decisions to a case-by-case basis for this type of development in the countryside			**Set out a criteria-based policy for this type of development in the countryside**
Selection or Rejection	**Reason/s for rejection:** Whilst this would still enable some degree of control over such development within the rural areas of the district, decisions would be made in the absence of a clear framework, as there is no national guidance on this matter, and therefore lead to potential inconsistencies in decision making.			**Reason/s for selection:** The Council considers that whilst extensions to residential gardens within rural areas of the district can be appropriate, the introduction of domestic infrastructure such as off-street parking, garages etc into the countryside can be detrimental to the intrinsic value and character of rural areas. This approach will ensure that where such development is proposed, the encroachment into the countryside will be appropriately managed to best protect the idyllic landscape of the district.

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Infrastructure				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy INF1: Infrastructure provision, delivery and funding	**No reasonable alternatives identified**			**Set a criteria-based policy which sets out the requirements proposals will have to consider, and demonstrate have been met, in regard to the provision, funding and delivery of infrastructure.**
Selection or Rejection	**Reason/s:** The purpose of the planning system is to contribute to the achievement of sustainable development and to achieve this, one of the three overarching objectives of the NPPF is economic, which states that to help build a strong, responsive and competitive economy the planning system should identify and coordinate the provision of infrastructure (paragraph 8a). planning policies should also seek to address potential barriers to investment, such as inadequate infrastructure (paragraph 86c). Paragraph 11a of the NPPF states that all plans should promote a sustainable			**Reason/s for selection:** The funding and delivery of infrastructure is complex, often requiring funding from different sources to enable the delivery of necessary infrastructure. Funding may take the form of in-kind physical infrastructure or a financial contribution depending on the needs of the development. This approach will be in line with the NPPF and will provide maximum clarity upfront to applicants as to what is expected of development proposals.

	pattern of development that seeks to align growth and infrastructure. The NPPF also requires strategic policies to make sufficient provision for infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat) as well as community facilities (such as health, education and cultural infrastructure). Given the above, it was considered that there were no reasonable alternatives to this policy aspect.			
Policy INF2: Sustainable transport and active travel	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified			**Set a criteria-based policy that requires proposals to be sited within sustainable locations, to maintain and improve the existing transport network, improve public transport and deliver an improved and integrated active travel environment for walking, wheeling, and cycling.**

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Selection or Rejection	**Reason/s** The high level of car ownership and car travel, coupled with gaps in sustainable transport infrastructure and poor connectivity within and between rural areas, are key challenges within the district and wider functional geography. Therefore, it was considered that there were no reasonable alternatives other than to include a policy within the draft Local Plan to ensure infrastructure requirements from the proposed quantum of development were fully considered. The NPPF also requires transport issues to be considered from the earliest stages of plan-making so that potential impacts of development on transport networks can be addressed, opportunities for walking, cycling and public transport are identified and pursued, environmental impacts are addressed and that the design of development incorporates patterns of movement, streets and			**Reason/s for selection:** This approach will deliver safe, accessible, inclusive, and sustainable transport options for both existing and new development throughout the district, by ensuring that opportunities for improved access to pedestrian, cycle and public transport infrastructure are implemented alongside necessary highways mitigation, active travel provision and improved public transport. This approach is also in line with paragraph 109 of the NPPF which states that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. It will also meet the requirements of paragraph 110d of the NPPF which states planning policies should provide for attractive and well-deigned walking and cycling networks.

	parking requirements (paragraph 108).			
Policy INF3: Parking provision	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Rely on the NPPF, PPG and ESCC Guidance for Parking at New Residential and non-residential development.	**Undertake to deliver our own parking standards**		**Set a criteria-based policy detailing the parking requirements the Council expects new developments to consider and take account of, including electric vehicle spaces and cycle parking.**
Selection or Rejection	**Reason/s for rejection:** Whilst this approach would likely lead to some level of parking provision standards, it would not take account of the local context. The NPPF allows for maximum parking standards to be set by Local Authorities where there is compelling justification that they are necessary for managing the local road network. Whilst the Local Plan seeks to move away from the use of private vehicles, the district is largely rural and with (currently) poor levels of public transport in many areas and so there is a challenge to move away from the reliance on the private vehicle. The Council	**Reason/s for rejection:** ESCC have indicated an intention to review their parking standards in the near future on which the Council will have an input. Delivery of a unified parking standard across all local authorities in Sussex is preferable and more consistent. The cost of researching, developing and delivery our own set of standards would be an inappropriate use of resources when ESCC Highways, the delivery body and expert in this area intends to provide updated guidelines during the period of the plan.		**Reason/s for selection:** This approach will ensure that any new development is supported by safe, secure, accessible, and adequate parking provision, whilst being fully integrated within the active and alternative travel network.

	also needs to respond to the challenges of climate change and reduce emissions, through optimising the density of development in locations that are already well served by public transport provision. This may mean less parking provision is required in locations well served by public transport currently. Given the above, it is considered appropriate to look at setting a policy within the Local Plan.			
Policy INF4: Utilities	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified			**Set out a criteria-based policy detailing the considerations in respect of utilities provision that development proposals will need to consider, and account for, such as capacity for surface water disposal, water supply, wastewater treatment, gas, electricity and oil. Look to particularly support low carbon / carbon neutral utilities.**
Selection or Rejection	**Reason/s:** The government attaches great importance to ensuring that sufficient infrastructure is in place in the right locations at the right time to support investment and growth. Wealden is a rural district and there are locations that do not benefit from all the services/utilities that are developed within a major town or city. It is commonplace to have properties in Wealden			**Reason/s for selection:** This approach will provide maximum clarity to applicants in regard to utilities provision for

	without a direct connection to mains sewage or mains gas, or for areas of the district to have slower broadband or poorer quality mobile phone network connections. The NPPF requires that strategic policies should make sufficient provision for infrastructure for telecommunications, waste management, water supply, wastewater and energy (including heat) (paragraph 20b). Given the above, no reasonable alternatives were identified in opposition to considering a policy approach within the Local Plan.			development proposals, including helping the district achieve its net zero ambitions.
Policy INF5: Safeguarding of infrastructure	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified			**Set out in a policy the areas of the district where development will not be permitted as it would prejudice or compromise the delivery of certain infrastructure. Clearly state the infrastructure projects within the policy.**
Selection or Rejection	**Reason/s:** There are currently a number of infrastructure projects being considered within Wealden that would have long term benefits for the district and its residents. As such it is considered necessary to protect certain areas of the district which may be required to deliver this infrastructure in the future, either within the plan period or beyond it. This is an established policy approach which the Council has committed to in previous plans, specifically the adopted Core Strategy 2013. Given the above, no reasonable alternatives were identified in opposition to considering a policy approach within the Local Plan.			**Reason/s for selection:** This approach will protect the land required for the delivery of the identified infrastructure projects from development as well as potential conflicting uses that could impede their delivery. This approach will set out the areas where land will be protected to offer continued opportunity for the infrastructure programmes to come forward as agreed

				with strategic infrastructure partners. The areas should be identified on the Proposals Map accompanying the Local Plan.
Policy INF6: Digital and communication infrastructure	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified			**Take a policy approach that supports the provision, expansion and improvement of digital infrastructure within the district, setting out what applicants will need to consider and demonstrate as part of their development proposals.**
Selection or Rejection	**Reason/s:** As Wealden is a rural district, it is commonplace for areas to have slower broadband or poorer quality mobile phone network connections. The NPPF emphasises that high quality and reliable communications infrastructure is essential for economic growth and social well-being and that planning policies should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. These policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (paragraph 118). Given the above, no reasonable alternatives were identified in opposition to considering a policy approach within the Local Plan.			**Reason/s for selection:** Given the emphasis within the NPPF on the essential need for high quality and reliable communications infrastructure to support economic growth and social wellbeing, this approach will provide maximum clarity to applicants as to what the Council requires and what will be supported / encouraged as part of development proposals.
Policy INF7: Local services and Community facilities	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified			**Set a criteria-based policy which seeks to ensure the retention of existing local services and community**

				facilities, where appropriate, as well as new and additional provision i.e. their location, scale, accessibility and design.
Selection or Rejection	**Reason/s:** The NPPF sets out that planning policies should plan positively for the provision and use of shared spaces, community facilities and local services to enhance sustainability and guard against unnecessary loss (paragraph 97). Given the above, no reasonable alternatives were identified in opposition to considering a policy approach within the Local Plan.			**Reason/s for selection:** There is a range of community facilities across the district and these are important to both urban and rural areas. This approach will ensure their retention, where appropriate. With the quantum of development proposed over the plan period for Wealden, new / additional provision will be required, and this approach will ensure this provision is located in the right places, is accessible to all and is designed properly. This approach will provide maximum clarity to applicants in regard to what is expected of development proposals.
Policy INF8: Open space, sport and recreation provision	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified.			**Set a criteria-based policy which seeks to ensure the retention of existing open space, sport and recreation provision,**

		where appropriate. Also include criteria for the design and provision of new / enhanced open spaces on development sites (including the type of provision) and the provision of standalone sports provision i.e. indoor sports facilities, playing pitches and ancillary facilities.
Selection or Rejection	**Reason/s:** Within our Health and Wellbeing Strategy the Council describes health and wellbeing as *"Leading a healthy lifestyle through good health choices, physical fitness and mental resilience*". Attractive, safe, accessible, and well-maintained open space, sports and recreation facilities are essential to support the council's active and healthy lifestyles ambitions and are critical in ensuring opportunities at all levels for sport and recreation. The Council's evidence base has identified a need to protect all forms of open space, sport and recreation provision, improve the quality and value of existing provision, improve the maintenance of provision and a need to provide additional provision and associated facilities to support the development in the local plan. In relation to open space and recreation provision all types of provision will be required. The NPPF also requires planning policies to help achieve healthy, inclusive and safe places to enable and support healthy lifestyles, especially where this would address identified local health and well-being needs i.e. through the provision of sports facilities (paragraph 96c) and to provide the social, recreational and cultural facilities and services the community needs by planning positively for the provision and use of sports venues and open space (paragraph 97a). Given the above, no reasonable alternatives were identified in opposition to considering a policy approach within the Local Plan	**Reason/s for selection:** This approach will ensure the recommendations identified within the Council's evidence base (Open Space Report 2022 Playing Pitch and Outdoor Sport Strategy 2022 and Playing Pitch Action Plan 2023) are met through development proposals as well as helping achieve the aims of the Council's Health and Wellbeing Strategy. This approach meets the requirements set out in the NPPF and will provide maximum clarity to applicants in regard to what is expected of development proposals.

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Design				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Strategic Policy DE1: Achieving well-designed and high-quality places	**Rely on the NPPF, NPPG, the National Design Guide and National Model Design Code to determine planning applications**	**Rely on the existing Wealden Design Code**	**Develop a new Wealden Design Code**	**To include an overarching policy within the local plan that brings together the various strands of design under a clear strategic framework.**
Selection or Rejection	**Reason/s for rejection:** Whilst following national legislation and policy is likely to result in positive effects, this approach does not take account of local circumstances within the district and could also be rescinded or weakened/changed at any time.	**Reasons for rejection:** The Council adopted the Wealden Design Guide Supplementary Planning Document (SPD) in 2008. The Design SPD covers a wide range of topic areas and is a reference to establish local design principles considered appropriate for use in the district. However, the planning environment and design has evolved significantly over the last 15 years and this SPD is now unlikely to reflect all relevant design principles. However, until a new Design Code is adopted, applicants should refer to this SPD.	**Reason for rejection:** This approach has not been rejected but will form ongoing work post the Regulation 18 Draft Wealden Local Plan. It is not included in any policy at this stage in the plan-making process as further work is needed. It will include more guidance on the requirements of the design principles and design related policies within this local plan. This will also comply with paragraph 129 of the NPPF which states: “Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as	**Reason/s for selection:** The National Planning Policy Framework requires that Local Plans set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable (paragraph 127); for design policies to reflect local aspirations (paragraph 129) and for these to be grounded in an understanding and evaluation of each area’s defining characteristics (paragraph 127) This approach will provide clarity up front to applicants as to what the Council expects of development proposals within the local context, with the finer details set out in subsequent policies. Having a strategic

			supplementary planning documents". And paragraph 128 of the NPPF which states: "To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high-quality standard of design"	policy also allows for connections to be made with other policy areas of the Plan that are linked to design, or that have an influence on it i.e. climate change, health and wellbeing.
Policy DE2: Masterplans and Design Codes	**Option 1** **Have a policy requiring design codes and/or masterplans on all developments**	**Option 2**	**Option 3**	**Preferred Option** **Set out a policy requiring masterplans for schemes of 100+ (net) homes and significant non-residential, with design codes an optional requirement and masterplans and design codes on schemes of 500+ (net) homes.**
Selection or Rejection	**Reason/s for rejection:**			**Reason/s for selection:**

	This approach would likely result in unnecessary burdens on small scale developments which could affect their viability.			This approach will allow the focus to be on creating high quality, sustainable and locally distinctive places and will allow for economies of scale.
Policy DE3: Spaces for people / nature and the public realm	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Rely on the NPPF, PPG, the National Design Guide and National Model Design Code to determine the design of the public realm.			**Set out a criteria-based policy that clearly sets out the design expectations of the Council for the public realm.**
Selection or Rejection	**Reason/s for rejection:** Whilst following national legislation and policy is likely to result in positive effects, this approach does not take account of local circumstances within the district and could also be rescinded or weakened/changed at any time.			**Reason/s for selection:** This approach provides a holistic route to achieving safe, attractive, inclusive and accessible public spaces and is in line with the approach taken within national planning policy[7] and planning practice guidance in the National Design Guide[8]. It will provide maximum clarity about design expectations at an early stage, in line with paragraph 128 of the NPPF.
Policy DE4: Shop fronts and advertisements	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Rely on the NPPF, PPG, the National Design Guide and National Model Design Code to determine	**Include elements of the design of shopfronts and advertisements within heritage policies**		**Set out a criteria-based policy as to what is expected of schemes for new, replacement and**

[7] Paragraph 130
[8] National Design Guide. 2021. Identity, Nature and Homes & Buildings chapters.

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	the design of the public realm			**temporary shop fronts, including fasciae in all parts of the district, including Conservation Areas and on listed buildings / heritage assets.**
Selection or Rejection	**Reason/s for rejection:** Whilst following national legislation and policy is likely to result in some positive effects, this approach does not take account of local circumstances within the district and could also be rescinded or weakened/changed at any time.	**Reason/s for rejection:** This option was considered at an early stage in the drafting of the plan; however, it was determined that it would be beneficial to have all requirements for shopfronts and advertisements under one policy.		**Reason/s for selection:** This approach will provide clarity up front to applicants as to what the Council expects of development proposals and will be within the local context, taking account of national policy and National Design Code.

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Economy				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Policy EC1: Sustainable Economic Prosperity and Investment	**Leave economic growth within the district to market forces**			**Set out a criteria-based policy for the sustainable growth of the districts economy, that supports the retention and expansion of existing employment premises and the delivery of new employment space as well as addressing local skills shortages.**
Selection or Rejection	**Reason/s for rejection:** The NPPF states that local planning authorities should set out a clear economic vision and strategy, identifying strategic sites or setting criteria for supporting local and inward investment to anticipated need, whilst seeking to address potential barriers to investment which might exist, such as inadequate housing or infrastructure. It also suggests that planning policies should be flexible enough to accommodate needs not anticipated for in the plan (paragraph 86). This approach would fail to support the Council's vision and ambitions for the district's economy, as set out			**Reason/s for selection:** This approach will provide maximum clarity to applicants as to what is expected of economic development proposals. This approach reflects the ambitions of the Council in terms of wider economic growth within the district and will support the vision and objectives of the Councils Economic Development Strategy 2023 and the Wealden District Council Strategy (2023-2027). It will also assist in addressing the issue of out commuting by enabling suitable and sustainable economic development that fits with the local economic

	in the Council's Economic Development Strategy 2023 and the Wealden District Council Strategy (2023-2027). The Employment and Economic Study for Eastbourne and Wealden (April 2022) confirms that labour and skills shortages are a real risk for the economy. The need to commute out of the district for work is a key issue for the economy and this approach risks exacerbating this trend, particularly given the proximity of Wealden to other larger employment centres (Tunbridge Wells, Eastbourne, Crawley, London etc) as these areas may be more attractive for economic investment and growth.			context whilst also meeting the requirements of the NPPF. The approach will also provide flexibility to accommodate needs not anticipated for in the plan.
Policy EC2: Existing Strategic Employment Sites	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Leave the choice of sites to market forces and individual applications.			**Identify, and set out in a policy, the strategic employment sites / areas which are to be retained and protected.**
Selection or Rejection	**Reason/s for rejection:** The NPPF confirms at paragraph 85 that planning			**Reason/s for selection:** This approach will provide certainty to existing

	policies should help create the conditions in which businesses can invest, expand and adapt, taking into account both business needs and wider opportunities for development. It also confirms at paragraph 86(b) that planning policies should set criteria, or identify strategic sites, for local and inward investment to match the economic strategy and to meet anticipated needs over the plan period. This approach would likely result in uncertainty amongst potential applicants for economic growth within established employment locations/sites, as there would be no clear strategy set out. This could risk the loss of existing employment sectors due to the lack of opportunities for expansion or applications for changes of use / redevelopment for example. This in turn would reduce the district's economic prosperity and risk further out commuting for work purposes.			businesses within the identified sites / areas and in turn enable them to plan for future investment and potential expansion if they want. It will also provide a clear strategy for future investment and location of new employment uses within established locations which benefit from existing sustainable access routes and markets. This approach is inline with the NPPF and the findings of the Employment and Economic Study for Eastbourne and Wealden (April 2022), which supports the Draft Local Plan.

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Policy EC3: Retention and / or loss of Non-Strategic Employment Sites, Premises or Floorspace	Option 1	Option 2	Option 3	Preferred Option
	Leave the choice of location and type of employment sites, premises and floorspace to market forces / trends.			**Set out a criteria-based policy for the retention and / or loss of employment sites, premises and floorspace.**
Selection or Rejection	**Reason/s for rejection:** This approach would likely result in a significant loss of existing employment sites, premises and floorspace within the district which would be counter to the districts vision and objectives for the economy as set out in the Economic Development Strategy (2023) and the Wealden District Council Strategy (2023-2027). In particular, this approach would risk the further loss of office space and other uses under Use Class E(g), which is already experiencing uncertainty due to the continuation of homeworking, as well as the changes to the GDPO which allow change of use from Use Class E(g) to residential without planning permission. This has already had a significant impact on office stock, particularly in relation to Wealden's town centres			**Reason/s for selection:** The Employment and Economic Study (April 2022) provides strong justification to retain and protect the district's supply of employment sites, both urban and rural. This approach will retain employment sites and support their growth, ensuring our economic objectives are met by supporting job provision and retention. This applies to all business uses and types of employment across the district, including small-scale enterprises within rural areas. The approach will also provide the flexibility that under certain circumstances, which should be set out clearly in the policy, the loss of employment uses would be permissible.

	and on strategic employment sites.			
Policy EC4: Rural Economy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Determine applications on a case-by-case basis in line with other policies within the Draft Local Plan and market forces/trends.			**Set out a criteria-based policy which supports the growth of the rural economy in terms of proposals for economic development schemes in rural areas, the conversion of rural buildings to alternative employment/business uses and the proposals for new rural buildings.**
Selection or Rejection	**Reason/s for rejection:** The Employment and Economic Study (April 2022) shows that Wealden has a strong rural economy, providing a range of economic uses and jobs and confirms the importance of the rural economy for our district. The NPPF confirms that planning policies should support sustainable growth and expansion of all types of business in rural areas by taking a positive approach to new development and by supporting growth and expansion of all types of			**Reason/s for selection:** This approach would meet the recommendations of the Employment and Economic Study (April 2022) as well as the requirements of the NPPF. It will support the growth of the rural economy within Wealden whilst also ensuring that development is appropriate in relation to its location, scale and design by setting clear criteria which applications will need to consider and take into account.

	business and enterprise in rural areas (paragraph 88). This approach risks having a detrimental effect on the district's rural economy as it may facilitate an increase in development, including changes of use, that results in a loss of rural businesses and employment. This approach would also not take account of the local rural economy context within Wealden and would not provide a framework for the sustainable development of a prosperous rural economy.			
Policy EC5: Equestrian Development	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified			**Set out a criteria-based policy for equestrian development.**
Selection or Rejection	**Reason/s:** The riding and keeping of horses are a particularly popular pursuit in Wealden. The district provides an attractive natural environment for horse riders, as well as providing an extensive bridleway network. The riding and keeping of horses can provide jobs within the rural economy and supports some commercial equestrian operations in rural areas. However, it can also cause harm to the character of the rural area as it often involves the subdivision of fields and the proliferation of buildings and ancillary features. Typically, a stables will have a tack room and external hard standing, but could also have a sand school, fencing and jumps, as well as potentially a new vehicular access from the highway. For commercial and/or larger equestrian operations, proposals may include floodlighting and/or car parking.			**Reason/s for selection:** This approach will provide the flexibility to allow for appropriate and sustainable equestrian development within the district whilst also ensuring any harm is suitably taken into account and avoided and / or suitably mitigated so as to not harm the rural character of the district.

	Given the above, it is considered appropriate to have a policy approach to equestrian development in the district.			It will provide maximum clarity to applicants of what development proposals are expected to adhere to.
Policy EC6: Tourism Facilities and Attractions	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified			**Set out a criteria-based policy for both new tourism facilities and attractions, as well as improvements to existing facilities and attractions**
Selection or Rejection	**Reason/s:** Tourism makes a significant and important contribution to the economy of Wealden District and is an important part of the wider economy. Prior to the Covid-19 pandemic, there was approximately 5.97 million trips undertaken within Wealden District with a total spend of £301.1 million spent by tourists during those visits. Furthermore, one of the five priority themes of the Wealden Economic Development Strategy (2023) is the visitor and cultural economy with the aim being to support the recovery of Wealden tourism sector and seek to increase spend above pre-pandemic levels by encouraging visitors to stay longer all year round. It also encourages the development and promotion of Wealden as a high-quality destination, whilst seeking to protect and enhance its special qualities. The NPPF also confirms that local planning authorities should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. Given the above, no reasonable alternatives were identified in opposition to considering a policy approach within the Local Plan.			**Reason/s for selection:** This approach will support the aims of the Wealden Economic Development Strategy (2023) as well as support the retention and improvement of existing attractions alongside new attractions.
Policy EC7: Visitor Accommodation	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Rely on the NPPF in determining applications for visitor accommodation.			**Set out a criteria-based policy for the provision of new visitor accommodation of all types, including extensions and**

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				improvements to existing accommodation.
Selection or Rejection	**Reason/s for rejection:** This approach risks the loss of visitor accommodation within the district as the NPPF under its glossary states that art, culture and tourism development including hotels are 'main town centre uses' and should therefore be directed to town centres first, before edge of centre and out of centre locations are considered. It is important to control the loss of visitor accommodation to prevent threats to the quality, quantum and choice of accommodation on offer across the district i.e. Loss to higher value residential uses and changes of uses of existing holiday parks to permanent residential accommodation. The retention of existing visitor accommodation types across a variety of economic groups, helps to attract a mixture of visitors at all values and provides support to other associated businesses within the district.			**Reason/s for selection:** This approach will be in line with the findings of the Visitor Accommodation Study (2023), which recommends the development of additional visitor accommodation in all sectors including both serviced and self-catering accommodation to meet the tourism requirements in sustainable locations. It will clearly set out the circumstances under which the Council will support and permit new visitor accommodation.

	Given the above, it was considered appropriate to have a policy approach to visitor accommodation within the Draft Local Plan.			
Policy EC8: The Retention of Sites in Economic or Tourism, Use and Community Facilities	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	Determine applications on a case-by-case basis in line with other policies within the Draft Local Plan and market forces/trends			**Set out a policy which details the specific requirements that proposals involving the loss or deterioration of a site/premises that is a commercial community facility, or is in a tourism or economic use, have to satisfy.**
Selection or Rejection	**Reason/s for rejection:** This approach risks the significant loss of employment sites and premises, commercial community facilities and tourist attractions and facilities due to the commercial pressure on such sites and premises to change to a higher value land use, namely housing. This is confirmed within the Council's Viability Assessment (2023). It is therefore vital that there is framework for commercial community facilities, as well as economic and tourism uses to be retained where at			**Reason/s for selection:** This approach will provide maximum clarity to applicants as to when, and under what circumstances, it may be justifiable to lose a site or premises that is a commercial community facility or is in a tourism or economic use. It will also provide a framework for commercial community facilities, as well as economic and tourism uses to be retained.

	all possible, and for their loss to be resisted unless it is demonstrated that the business is no longer viable and has no reasonable prospect of continuing in its current use.			

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Town Centres				
Policy	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
Strategic Policy TC1: District, Service and Local Centre Hierarchy and 'Town Centre' First Principles	**No reasonable alternatives identified**			**Set out the hierarchy of centres within a strategic policy and include criteria that proposals will have to meet to protect and promote their long-term vitality and viability.**
Selection or Rejection	**Reason/s for rejection:** The NPPF confirms that local planning policies should define a network and hierarchy of town centres to promote their long-term vitality and viability (paragraph 86a).			**Reason/s for selection:** Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. This approach will meet this requirement as well as meeting paragraph 86a of the NPPF.
Policy TC2: Sequential and Local Impact Test	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified			**Include a criteria-based policy which sets out the circumstances that need to be met when considering applications for main town centre uses on the edge of or outside of centres.**
Selection or Rejection	**Reason/s:**			**Reason/s for selection:**

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	The NPPF confirms that local planning authorities should apply a sequential test to planning applications for main town centre uses[9], which are neither in an existing centre nor in accordance with an up-to-date plan. National planning policy confirms that main town centre uses should be in town centres first before edge of centre locations[10] can be considered (paragraph 87). The NPPF also confirms that retail and leisure developments greater than 2,500 sqm (gross) floorspace, proposed either in edge of centre or out-of-centre locations will be subject to the assessment of the impact criteria. It also notes that local planning authorities are able to set local impact thresholds which are lower than 2,500 sqm (gross), after consideration of the criteria in the PPG[11].			This approach is in line with national policy and will provide clarity up front as to what the Council expects from applications for main town centre uses on the edge of or outside of centres.
Policy TC3: Primary Shopping Areas	**Option 1**	**Option 2**	**Option 3**	**Preferred Option**
	No reasonable alternatives identified			**Define the centres and primary shopping areas on the Proposals Map and include a policy setting out what is and is not considered acceptable development within them.**
Selection or Rejection	**Reason/s:** The NPPF confirms that planning policies should define the extent of defined centres and primary shopping areas, and then make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre. Primary Shopping Areas are defined in the NPPF as 'defined areas where retail development is concentrated. The Wealden Town Centre Study (July 2022) focused on the main centres within the district - Uckfield, Hailsham, Crowborough, Heathfield, Polegate, Forest Row and Wadhurst – and recommended both a wider defined centre boundary and primary shopping area boundary for each.			**Reason/s for selection:** This approach will meet the recommendations of the Local Plan evidence base as well as the national approach to defined centres and primary shopping areas.

[9] This is defined in the NPPF at Annex 2: Glossary and includes retail development; leisure, entertainment and more intensive sport and recreation uses; offices; and arts, culture and tourism development.
[10] This term is defined in the NPPF at Annex 2 for retail development, main town centres uses and offices. In determining whether a site falls within the definition of edge of centre, the Council will take account of local circumstances, as well as guidance in the NPPF.
[11] https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres#assessing-proposals-for-out-of-centre-development

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Policy TC4: Garden Centres	Option 1	Option 2	Option 3	Preferred Option
	Rely on the NPPF and PPG in determining applications for garden centres			**Include a criteria-based policy for the expansion / extension of existing garden centres outside of development boundaries.**
Selection or Rejection	**Reason/s for rejection:** There is no specific national policy on garden centre development. The NPPF focuses on protecting and promoting the long-term vitality and viability of town centres and out of town garden centre development can detract form town and village centres. The NPPF requires an impact assessment for retail and leisure development outside of town centres if the development is over a proportionate, locally set floorspace threshold (this is covered by Policy TC2.			**Reason/s for selection:** There has historically been a significant number of horticultural nurseries and garden centres scattered throughout the district. These centres have, over time, been increasingly looking to sell other household goods including clothes, household goods, indoor furniture and food products. This has the potential to have a detrimental impact on the vitality and viability of existing centres in the district, particularly when selling convenience and comparison goods that can be found on the local high street. This approach will ensure that garden centres can still expand / extend without having a detrimental effect on the districts defined centres and their retail and leisure functions.

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