Wealden District Council

Initial Sustainability Appraisal Appendices A9

Wealden Draft Local Plan (Regulation 18)

March 2024

Wealden
District Council

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A9a Spatial Strategy

SS1 Spatial Strategy for Wealden

SUMMARY OF RESULTS	Policy No: SS1				Policy: Spatial Strategy for Wealden															
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 impacts will have a major positive impact for the duration of the plan. Some impacts are minor positive in the short and medium term as they are unlikely to be delivered until later in the plan period.
Mitigation Measures	The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Historic Environment, Infrastructure, Economy and Town Centres, will provide further mitigation measures.
Cumulative Impacts	The cumulative impact is positive as the spatial strategy sets out a defined framework for the delivery of sustainable and high-quality development, which meets the needs of the District's communities for homes and jobs, whilst balancing the impact of growth on the natural environment, protected landscapes and the countryside.
Summary	Major Positive **SO3 Flood Risk; SO4 Water Resources and Quality; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution; SO8 G&B Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural heritage; SO12 Digital Infrastructure;**

	SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills • The policy aims to deliver sustainable and high-quality development that meets the needs of the District's communities for homes and jobs, whilst balancing the impact of growth on the natural environment, protected landscapes and the countryside. • The policy supports the continued contribution to the sustainability of the District's towns and villages, including the necessary improvements to infrastructure and the facilitation of 20 minute neighbourhoods and active travel. • The policy will help to minimise greenhouse gas emissions and ensure the necessary infrastructure is in place to improve energy efficiency ensuring that climate change mitigation and adaptation are suitably addressed. • Development proposals should make the best use of previously developed land, apply an appropriate density to its use, ensure the creation of strong, sustainable, cohesive and inclusive communities including required infrastructure provision. • Development proposals should also consider land take and the impact this may have on the natural environment and resources, whilst also relating well to the existing and surrounding character of the area. The policy will therefore have a positive impact upon natural resources, pollution and the landscape and character of the District. • Economic development proposals will be supported, which deliver growth in high-skilled jobs and an expansion of tourism that contributes towards the delivery of sustainable economic prosperity in the District. The policy will therefore result in an increase in employment land and jobs. • Improvements to district, service and local centres will also be supported where this will support the vitality and viability of centres including improvements to the quality of town centres and public realm, the provision of a diverse offer and community services Minor Positive **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO13 Travel & Access and SO14 Housing** • The impact is likely to be minor positive in the short to medium term but increase to major positive in the long term as the effects of the policy are realised and development is delivered. No Significant Effects: None Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major Positive effect

SS2 Provision of Homes

SUMMARY OF RESULTS	Policy No: SS2																		
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 impacts will have an uncertain impact for the duration of the plan as the policy does not make specific provision for issues other than housing delivery. Minor negative impacts are identified for climate change mitigation and waste and materials, but these could be reduced by the application of other specific local plan policies and advances in technology over the life of the Plan.
Mitigation Measures	The implementation of specific Local Plan policies in relation to the Natural Environment, Housing, Economy and Town Centres, will provide further mitigation measures.
Cumulative Impacts	The cumulative impact is a mix of minor positive, as a result of the delivery of new homes, and uncertain given the potential impacts upon the other sustainability objectives.
Summary	Major Positive None Minor Positive **SO3 Flood Risk; SO9 Biodiversity; SO10 Landscape & Townscape; SO14 Housing; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills**

- The overall housing supply figure is based on the level of housing that can be delivered within the plan period, having regard to identified constraints for highways, flood risk, landscape, biodiversity and potential development capacity. The identified constraints lead to a lack of deliverable sites in sustainable locations within the District.
- New housing (allocations and windfall) development is supported in the District's most sustainable settlements with the most services and facilities and a good level of public transport and accessibility.
- The provision of new homes will have a positive impact upon economic growth and jobs and the vitality and viability of the District's towns and villages.

No Significant Effects: None

Minor Negative Effects: **SO1 Climate Change Mitigation and SO6 Waste**

Minor negative impacts are identified for climate change mitigation and waste and materials, but these could be reduced by the application of other specific Local Plan policies and advances in technology over the life of the Plan.

Major Negative Effects: None

Uncertain: **SO2 Climate Change Adaptation; SO4 Water Resources and Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 G&B Infrastructure; SO11 Historic & Cultural heritage; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO16 Quality of Life & Place and SO17 Social Deprivation;**

- The majority of impacts will have an uncertain impact for the duration of the Plan as the policy does not make specific provision for issues other than housing delivery.

Overall, the policy is shown to have an Uncertain effect as specific measures to deal with effects are not identified within the policy. Whilst the policy has a minor positive impact in that it will deliver 15,729 (net) dwellings, there will be a shortfall in housing delivery of 4,071 (net) dwellings, which amounts to a shortfall of 247 dpa.

A housing target of 15,729 (net) dwellings will be delivered in the District between 1 October 2023 and 31 March 2040. This would achieve an annual target of 953 homes per year and includes a windfall allowance of 2,000 dwellings over the plan period. For this option, there is a shortfall in housing delivery of 4,071 (net) dwellings, which amounts to a shortfall of 247 dpa. New housing (allocations and windfall) development is supported in the District's most sustainable settlements and will be located within the defined settlement areas within the District.

The option has been informed by the following evidence – Local Housing Need Assessment 2021; Housing Supply Topic Paper; Strategic Housing Land Availability Assessment; Interim HRA; Brownfield Land Register 2023; Council's AMR; Sustainable Settlement Study; Interim Infrastructure Delivery Plan; Sustainable Transport Evidence Base; Level 1 Strategic Flood Risk Assessments; and Landscape Assessments. The Sustainable Settlement Study 2023 identifies those settlements with the most services and facilities and a good level of public transport and accessibility and are considered to be the most sustainable settlements in the District.

SS3 Gypsy, Traveller and Travelling Showpeople – Accommodation Needs

SUMMARY OF RESULTS	Policy No: SS3	Policy: Gypsy, Traveller and Travelling Showpeople – Accommodation Needs																	
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 impacts will have an uncertain impact for the duration of the plan as the policy does not make specific provision for issues other than provision of plots and pitches for the GTTS population.
Mitigation Measures	The implementation of specific Local Plan policies in relation to Housing, and the Spatial Strategy will provide further mitigation measures.
Cumulative Impacts	The cumulative impact is uncertain for the majority of sustainability objectives, although there would be a positive impact for the provision of suitable accommodation which is likely to have positive impacts for health and wellbeing and social deprivation.
Summary	Major Positive None Minor Positive **SO14 Housing; SO15 Health & Wellbeing and SO17 Social Deprivation** • Provision will be made for 51 pitches for Gypsies and Travellers and 3 plots for Travelling Showpeople in accordance with the needs identified in the GTAA for those who meet the PPTS definitions. This accounts for the definition provided in December 2023, as set out in the PPTS.

	• 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. • The policy respects the interests of the settled gypsy and traveller community, including promoting social inclusion and ensuring that they have fair and equal access to accommodation that meets their needs. • The impact is likely to be minor positive as it provides for the accommodation needs of the GTTS population which could have a positive impact on issues of housing, health and wellbeing and social deprivation for the GTTS population. No Significant Effects: None Minor Negative Effects: None Major Negative Effects: None Uncertain: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resources and Quality; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution; SO8 G&B Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural heritage; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO16 Quality of Life & Place; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** • The majority of impacts will have an uncertain impact for the duration of the plan as the policy does not make specific provision for issues other than provision of new pitches and plots and does specify the location or type of facilities and services that should be provided, including infrastructure provision. Overall, the policy is shown to have an uncertain effect as specific measures to deal with effects are not identified within the policy. Further work will be carried out for the Regulation 19 stage of the Plan to investigate whether existing Gypsy and Traveller sites could be expanded and other opportunities and locations to address the 'PPTS' accommodation needs of the District in full. This will include consideration of existing Gypsy and Traveller sites for expansion, the delivery of 'new' sites on Council owned land, the delivery of Gypsy and Traveller pitches on strategic development sites or through the consideration of submitted sites through the Council's SHELAA process. The Council will also consider any further sites submitted as part of the 'call for sites' that is taking place alongside the Regulation 18 consultation.

SS4 Retail Provision and Town Centres

SUMMARY OF RESULTS	Policy No: SS4																		
Policy: Retail Provision and Town Centres																			
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 impacts will have an uncertain impact for the duration of the plan as the policy does not make specific provision for issues other than provision of new floorspace within town centres.
Mitigation Measures	The implementation of specific Local Plan policies in relation to Economy, Town Centres and Infrastructure, will provide further mitigation measures.
Cumulative Impacts	The cumulative impact is a mix of minor positive, as a result of the provision of new retail space, and uncertain given the potential impacts upon the other sustainability objectives.
Summary	Major Positive **SO19 Town & Village Centre** • The provision of between 3,300 sqm and 4,800 sqm of convenience retail floorspace and between 1,300 sqm and 1,800 sqm of comparison retail floorspace by 2040 is supported. This will be achieved within the district, service and local centres as defined in Policy TC1. • The policy has been informed by the Council's Economic Development Strategy (2023-2033) and the Wealden Town Centre Study (2022)

	• The impact is likely to be major positive in the short, medium and long term as the provision of new floorspace in the town centres will support the vitality and viability of the town and local centres. Minor Positive **SO17 Social Deprivation; SO18 Economy & Employment and SO20 Education & Skills** • The impact is likely to be minor positive in the short, medium and long term as the provision of new floorspace in the town centres is likely to improve access to essential services and facilities which could have positive impacts for social deprivation, economic growth and jobs and provide opportunities for skills and training. No Significant Effects: None Minor Negative Effects: None Major Negative Effects: None Uncertain: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resources and Quality; SO5 Soil, Land & Minerals;SO6 Waste**; **SO7 Pollution; SO8 G&B Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural heritage; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO14 Housing; SO16 Quality of Life & Place and SO15 Health & Wellbeing;** • The majority of impacts will have an uncertain impact for the duration of the plan as the policy does not make specific provision for issues other than new retail floorspace within town centres. Overall, whilst the policy will have a positive impact upon the provision of retail floorspace within the District, which is likely to have some positive impacts for the economy and job creation, the policy is shown to have an uncertain effect of effects as specific measures to deal with the sustainability objectives are not identified within the policy. The Council's Town Centre evidence currently covers the period up to 2039. The Council will update the Town Centre evidence to align with the Local Plan period 2040 to inform the Regulation 19 Local Plan.

SS5 Provision of Employment Floorspace

SUMMARY OF RESULTS	Policy No: SS5				Policy: Provision of Employment Floorspace														
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The majority of impacts will have an uncertain impact for the duration of the plan as the policy does not make specific provision for issues other than employment floorspace.
Mitigation Measures	The implementation of specific Local Plan policies in relation to Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure, and the Site Allocation policies will provide further mitigation measures.
Cumulative Impacts	The cumulative impact is a mix of minor positive, as a result of the provision of employment sites and potential for economic growth and employment opportunities, and uncertain given the potential impacts upon the other sustainability objectives.
Summary	Major Positive **SO18 Economy & Employment and SO19 Town & Village Centres** • The Council will support the provision of at least 84,850 sqm of employment floorspace in use Classes E(g), B2 and B8 by 2040, which will be achieved through the following measures: - The allocation of land as employment sites as listed within Policy SS 6 Strategic Employment Sites; - The delivery of existing commitments for employment uses, with the largest commitments (above 5,000 sqm) already identified in Policy SS 6 Strategic Employment Sites;

- The retention of existing employment premises across the district and particularly strategic employment sites identified in Policy EC2: Existing Strategic Employment Sites;
- Supporting existing businesses through the provision of new employment premises/floorspace or the redevelopment, conversion, upgrading, intensification or reconfiguration of employment premises or floorspace on existing employment sites;
- The delivery of new economic development in rural areas in line with Policy EC4 Rural Economy; and
- The provision of new office floorspace (Use Class E(g)(i) within Wealden's designated district, service and local centres.

- The impact is likely to be major positive in the short, medium and long term as the provision of employment floorspace will have a positive impact upon economic growth and jobs and the vitality and viability of town and village centres

Minor Positive **SO5 Soil, Land & Minerals; SO14 Housing; SO15 Health & Wellbeing; SO17 Social Deprivation and SO20 Education & Skills**

- The policy supports existing businesses through the provision of new employment premises/floorspace or the redevelopment, conversion, upgrading, intensification or reconfiguration of employment premises or floorspace on existing employment sites, which should enable the efficient use of land and protect natural resources.
- The impact is likely to be minor positive in the short, medium and long term as the policy provides for employment floorspace which is likely to provide economic growth, jobs and the potential increase in opportunities for skills and training.

No Significant Effects: None

Minor Negative Effects: None

Major Negative Effects: None

Uncertain: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resources and Quality; SO6 Waste**; **SO7 Pollution; SO8 G&B Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural heritage; SO12 Digital Infrastructure; SO13 Travel & Accessibility and SO16 Quality of Life & Place**

- The majority of impacts will have an uncertain impact for the duration of the plan as the policy does not make specific provision for issues other than housing delivery. Further testing is also required to understand whether the site west of Uckfield (1,500 homes) will be deliverable in the Plan period, particularly around highways capacity.

Whilst the policy is expected to have a positive impact in relation to the economy and employment, overall, the policy is shown to have an uncertain effect as specific measures to deal with effects on the sustainability objectives are not identified within the policy and other policies are not referenced. The employment figures and evidence base will be updated between the Regulation 18 and Regulation 19 stages to align the identified need with the plan period up to 2040 and account for any new information, such as commitments and completions as well as 2021 census data.

It has been identified that Eastbourne may have a shortfall in employment provision during their plan period of some 23,184 sqm. The Council currently cannot meet its own employment needs so has not sought to address this unmet need at this stage, however, it will consider whether any of Eastbourne's unmet employment land need can be met once Eastbourne Borough Council's evidence on employment supply is progressed further. It is noted that Tunbridge Wells Borough Council submitted a Local Plan (October 2021) that looked to meet their full employment needs of 14 hectares. If this level of employment need is taken forward, it will mean that there is no unmet need from the Borough that needs to be considered.

SS6 Strategic Employment Allocations

SUMMARY OF RESULTS	Policy No: SS6				Policy: Strategic Employment Allocations														
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 impacts will have an uncertain impact for the duration of the plan as the policy does not make specific provision for issues other than strategic employment allocations.
Mitigation Measures	The implementation of specific Local Plan policies in relation to Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure, will provide further mitigation measures.
Cumulative Impacts	The cumulative impact is a mix of minor positive, as a result of the provision of employment sites and potential for economic growth and employment opportunities, and uncertain given the potential impacts upon the other sustainability objectives.
Summary	Major Positive **SO18 Economy & Employment** • The Employment and Economic Study for Eastbourne and Wealden (2022) defines the Functional Economic Market Area (FEMA) for Wealden and has informed the policy. • The study recommends that between 2019 and 2039 that a range of between **3.1 ha and 6.8 ha** is needed for new offices. The study also recommended that there should be no strategic allocations for offices in the District, as additional floorspace can be accommodated through smaller office provisions/ additions within the existing town centres of the District.

- In relation to industrial and warehouse floorspace provision, the study has identified a clear need for new sites. Overall, the market remains buoyant and requires further industrial developments to meet demand.
- There is a residual employment need for industrial land needed of 152,831 sqm and a need for new office floorspace of between 17,567 and 36,063 sqm, excluding any current commitments.
- Given the significant need for B2 and B8 employment uses specifically in the District, the Local Plan seeks to deliver its larger employment developments within the A22/A27 Eastbourne – South Wealden Corridor growth corridor to make best use of those transport connections, which accords with paragraph 83 of the NPPF.
- The sites are allocated to provide employment uses E(g), B2 and B8 and a total floorspace of 84,850 sqm. This figure is below the employment need identified, however further work will be undertaken between Regulation 18 and Regulation 19 to understand whether the District's employment need can be met.
- Retail uses and other Town Centre uses (excluding offices) will not be permitted at the allocated sites.
- The impact is likely to be major positive in the short, medium and long term as the provision of strategic employment allocations will have a positive impact upon economic growth and jobs.

Minor Positive **SO14 Housing; SO15 Health & Wellbeing; SO17 Social Deprivation; SO19 Town & Village Centre and SO20 Education & Skills**

- The impact is likely to be minor positive in the short, medium and long term as the policy allocates strategic employment sites which are likely to provide economic growth and will support the potential increase in opportunities for housing, services and facilities, skills and training.

No Significant Effects: None

Minor Negative Effects: None

Major Negative Effects: None

Uncertain: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resources and Quality; SO5 Soil, Land & Minerals; SO6 Waste**; **SO7 Pollution; SO8 G&B Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural heritage; SO12 Digital Infrastructure; SO13 Travel & Accessibility and SO16 Quality of Life & Place**

- The majority of impacts will have an uncertain impact for the duration of the plan as the policy does not make specific provision for issues other than the delivery of strategic employment sites. Further testing is also required to understand whether the site at Ashdown Business Park, Maresfield will be deliverable in the Plan period, particularly around highways capacity and flood risk.

Whilst the policy is expected to have a positive impact in relation to the economy and employment, overall, the policy is shown to have an uncertain effect as specific measures to deal with effects on the sustainability objectives are not identified within the policy and other policies are not referenced. The employment figures and evidence base will be updated between the Regulation 18 and Regulation 19 stages to align the identified need with the plan period up to 2040 and account for any new information, such as commitments and completions as well as 2021 census data. The Council will also be undertaking a 'call for sites' for employment and will consider these and whether additional employment sites can be delivered in the plan period to meet the Council's employment need. This work will be undertaken between Regulation 18 and Regulation 19.

It has been identified that Eastbourne may have a shortfall in employment provision during their plan period of some 23,184 sqm. The Council has not sought to address this unmet need at this stage, however, it will consider whether any of Eastbourne's unmet employment land need can be met once Eastbourne Borough Council's evidence on employment supply is progressed further. It is noted that Tunbridge Wells Borough Council submitted a Local Plan (October 2021) that looked to meet their full employment needs of 14 hectares. If this level of employment need is taken forward, it will mean that there is no unmet need from the Borough that needs to be considered.

SS7 Ensuring Comprehensive Development and Housing Delivery

SUMMARY OF RESULTS	Policy No: SS7				Policy: Ensuring Comprehensive Development and Housing Delivery															
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 impacts will have a minor positive impact for the duration of the plan as the policy requires the applicant to ensure proper consideration has been given to how the policy requirements in the Local Plan relate to the whole site, with a phasing plan where appropriate.
Mitigation Measures	The implementation of specific Local Plan policies in relation to Climate Change, Natural Environment, Historic Environment, Infrastructure, Housing, the Spatial Strategy, Economy and Town Centres, will provide further mitigation measures
Cumulative Impacts	The cumulative impact is positive, as a result of the comprehensive delivery of development and new homes. Minor negative impacts are likely for climate change mitigation and waste as all development will result in an increase in greenhouse gas emissions and waste, which could still have a negative impact after mitigation.
Summary	Major Positive **SO14 Housing and SO18 Economy & Employment** • A comprehensive approach to site development will be expected for all new development, even where sites are in multiple ownership and provide a mix of uses, to ensure the good planning of an area.

- The provision of masterplans and design codes will be supported in line with Policy DE2: Masterplans and Design Codes of the Local Plan to help bring forward and co-ordinate the delivery of sites at scale within the District.
- The applicant will need to ensure proper consideration has been given to how the policy requirements in the local plan relate to the whole site, with a phasing plan where appropriate.
- To ensure proposals for development are implemented in a timely manner, the Council will consider imposing planning condition(s) that require development to begin within a timescale shorter than the relevant three-year period, where this would expedite the development and would not threaten its viability or deliverability.
- The impact is likely to be major positive as consideration needs to be given to the policy requirements of the local plan including masterplans, design codes, housing and a phasing plan, as well as measures that would expedite the development.

Minor Positive **SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resources and Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 G&B Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural heritage; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation; SO19 Town & Village Centre and SO20 Education & Skills**

- The applicant will need to ensure proper consideration has been given to how the policy requirements in the local plan relate to the whole site, with a phasing plan where appropriate.
- The impact is likely to be minor positive as consideration needs to be given to the policy requirements of the local plan

No Significant Effects: None

Minor Negative Effects: **SO1 Climate Change Mitigation and SO6 Waste**

- Minor negative impacts are identified for climate change mitigation and waste and materials as all development will result in an increase in greenhouse gas emissions and waste, which could still have a negative impact after mitigation.

Major Negative Effects: None

Uncertain: None

Overall, the policy is shown to have major positive effects for housing and the economy and minor positive effects for the majority of the other sustainability objectives as consideration needs to be given to the other policy requirements of the Local Plan. The Council will work closely with key partners, developers and landowners to expedite the delivery of housing and to maintain at least a five-year supply of deliverable sites for housing and to meet the overall housing requirement for the District (including its Housing Delivery Test (HDT) measurement) if possible. It is noted that both the HDT and five-year housing land supply requirement are currently under review, and if changes are made to either mechanism, then this will be considered at the Regulation 19 stage.

SS8 Responding to Climate Change

SUMMARY OF RESULTS	Policy No: SS8	Policy: Responding to Climate Change																		
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	All the impacts will have a major positive impact over the life of the Plan.
Mitigation Measures	The implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Historic Environment, Infrastructure and the Spatial Strategy, will provide further mitigation measures.
Cumulative Impacts	The cumulative impact is a major positive as the policy will ensure new development across the District and will deliver best practice and provide innovative and creative solutions to mitigate climate change, and improve climate change resilience to help meet nationally binding targets to reduce greenhouse gas emissions and for Wealden to become a carbon neutral district, as soon as possible.
Summary	Major Positive **All SA Objectives** • Development proposals will be expected to deliver best practice and provide innovative and creative solutions to mitigate climate change, to help meet nationally binding targets to reduce greenhouse gas emissions and for Wealden to become a carbon neutral district, as soon as possible. • Development proposals will be expected to protect people and nature through climate change adaptation and measures to improve climate change resilience. Support will be given to development proposals that promote and assist climate change adaptation and reduce the negative impacts of climate change.

	• Support will be given to development proposals that address climate change mitigation and adaptation against the criteria of the policy. Minor Positive None No Significant Effects: None Minor Negative Effects: None Major Negative Effects: None Uncertain: None The Council is committed to tackling the causes and impacts of climate change, as well as delivering a reduction in the District's carbon footprint and seeking to become a net zero carbon District by 2050 at the latest. Policy SS7 sets out how development proposals are expected to contribute to climate change mitigation and adaptation, which is supported by more detailed policy requirements in the Local Plan. All developments will be expected to contribute to the mitigation of and adaptation to climate change. Overall, the policy is shown to have a major positive effect.

SS9 Health, wellbeing and quality of life

SUMMARY OF RESULTS	Policy No: SS9																			
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 impacts will have a major and minor positive impact for the duration of the plan.
Mitigation Measures	• All major development will be required to undertake an HIA screening or HIA. • The HIA recommendations should be incorporated into the proposal and submission documentation, these must demonstrate how any harmful impacts on health and wellbeing have been mitigated and how positive impacts have been maximised. • An HIA report appropriate to the stage of the proposal will be required for full, outline and reserved matters applications as agreed with the Council. • The implementation of specific Local Plan policies in relation to Climate Change, Design, the Natural Environment, Historic Environment, Economy, Town Centres and Infrastructure could also mitigate impacts.
Cumulative Impacts	The cumulative impact is positive as the policy will ensure new development is designed to achieve healthy, inclusive and safe places and spaces for all groups and ages that promote, support and enhance physical and mental health and well-being, and reduce health inequalities within the District.

Summary	Major Positive **SO2 Climate Change Adaptation; SO8 Green & Blue Infrastructure; SO13 Sustainable Travel & Accessibility; SO14 Housing; SO15 Health & Wellbeing and SO16 Quality of Life** • New development should be designed to achieve healthy, inclusive and safe places that promote, support and enhance physical and mental health and well-being and therefore contribute to reducing health inequalities within the District. • Development must support and address the health and wellbeing needs in Wealden as identified in the Joint Strategic Needs Assessment. • Proposals should include measures to provide high quality, well designed, safe and accessible developments for all age groups and abilities, creating a beautiful and healthy living environment and a distinctive place to live and / or work • All major development will be required to undertake an HIA screening or HIA. Minor Positive **SO1 Climate Change Mitigation; SO3 Flood Risk; SO4 Water Resources and Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural heritage; SO12 Digital Infrastructure; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centre; SO20 Education & Skills** No Significant Effects: **SO6 Waste** Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a minor positive effect, which is strengthened by the need for all major development to undertake an HIA screening or HIA. The policy has been informed by the following evidence – Public Health England (PHE) paper Spatial Planning for Health: An evidence resource for planning and designing healthier places 2017; East Sussex County Council Joint Strategic Needs Assessment – Wealden District Profile.

SS10 Green Infrastructure

SUMMARY OF RESULTS	Policy No: SS10	Policy: Green 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 majority of impacts will have a minor positive impact for the duration of the plan as the creation and enhancement of green infrastructure can have multiple benefits.
Mitigation Measures	The implementation of specific Local Plan policies in relation to Climate Change, Design, the Natural Environment, Historic Environment, Economy, Town Centres and Infrastructure could also mitigate impacts.
Cumulative Impacts	The cumulative impact is positive, as the delivery of green infrastructure will have a positive impact on the majority of sustainability objectives. The impact upon water resources and quality has not been considered and could have a positive impact if the policy is strengthened to reflect potential impacts.
Summary	Major Positive **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood Risk and SO8 G&B Infrastructure;** • Where relevant, all development should protect, improve and enhance existing green infrastructure and, where opportunities exist, create additional green infrastructure that will play a meaningful role in the creation of a multi-functional and accessible network of GI across the district. GI should be designed to provide benefits for the environment and people, supporting health and well-being and contributing to the response to climate change.

	• Development proposals should incorporate measures for adapting to and mitigating against the effects of climate change through innovative green infrastructure design solutions that will complement the provision of sustainable drainage, the management of flood risk and urban cooling. • Proposals should include measures for the management and maintenance of GI and comply with any GI standards. • Development should be designed to respond to the location of existing green infrastructure and support and improve its functions and benefits; protect and improve the green infrastructure network through enhancement and/or regeneration; and provide new green infrastructure and / or introduce multifunctional uses, green links and corridors. • Proposals should support the delivery of the Council's GI Strategy. Minor Positive **SO5 Soil, Land & Minerals; SO7 Pollution; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO13 Travel & Accessibility; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** • Green infrastructure should be embedded into the design and layout of the proposal taking into account locally distinctive character and creating a sense of place. • Proposals should secure improved access to green infrastructure for residents of all ages and abilities. This may include improving rights of way, walking and cycle routes and networks and providing informal access, where this will not cause harm to biodiversity, landscape or heritage assets. • Improved access to green infrastructure should be secured for residents of all ages and abilities. • Green infrastructure should be incorporated to support economic growth and sustainable tourism. • Opportunities should be maximised to provide multi-functional benefits including providing opportunities for people to interact with nature and encourage recreation, sports and healthier lifestyles, ensuring that opportunities will not cause harm to wildlife and habitats. No Significant Effects: **SO6 Waste; SO12 Digital Infrastructure** Minor Negative Effects: None Major Negative Effects: None Uncertain: **SO4 Water Resources and Quality** the policy does not refer to the need to protect water resources or provide the necessary infrastructure for development. Overall, the policy is shown to have a minor positive effect for the duration of the plan as the creation and enhancement of green infrastructure can have multiple benefits. The policy has been informed by the Council's Green Infrastructure Study 2017. The GI Study will be updated to inform the Regulation 19 Stage of the Local Plan and ensure that legislative changes have been taken into account, including: Environment Act 2021, National Policy and Guidance; and Natural England's' Green Infrastructure Framework.

A9b Climate Change

CC1: Policy Net Zero Development Standards – New Build

SUMMARY OF RESULTS	Policy No:CC1				Policy: Net Zero Development Standards – New Build															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are likely to change overtime as legislation evolves and technology develops, including changes in market signals overtime which should make low carbon solutions less expensive to achieve. The Council's Climate Change Mitigation and Adaptation Study, currently being prepared, will provide more certainty on effects, which will be used to inform future stages of the Local Plan and SA.
Mitigation Measures	• Development will be expected to meet building performance standards using the energy hierarchy in the design, construction, and operational phases. • Development must utilise the landform, layout, building orientation, massing and landscaping to minimise energy consumption and maximise energy efficiency measures. • The expectation is that developers should strive to achieve the space heating demand and meet the requirements that the Total Energy Use Intensities and any compensation which occurs through the delivery of renewable energy provision. However, the policy provides some flexibility for instances where technical, viability or other policy reasons would hinder the ability to deliver the full requirement.

	• The implementation of specific Local Plan policies in relation to Climate Change, Design, the Natural Environment, Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure, will also help mitigate impacts.
Cumulative Impacts	The impact is likely to be positive as the policy will ensure that new developments in Wealden are as energy efficient as possible, following the energy hierarchy and be 'net zero carbon ready', ensuring that development contributes positively to the mitigation of and adaptation to climate change across the District.
Summary	Major Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation and SO7 Pollution** • The Council is progressing a Climate Change Mitigation and Adaptation Study as part of its Local Plan climate change evidence base. The study will provide information to help determine the most suitable and appropriate methods to assist the Council's climate change adaptation and mitigation efforts, which will inform the next stages of the Local Plan and SA. • The policy sets out how new build residential and non-residential development within Wealden will meet the challenge of achieving net zero. • The Council's policy goes beyond the uplift specified in the Building Regulations and the FHBS and requires all development to achieve the LETI best practice 2020 target for embodied emissions. • All development proposals will be required to embed the Energy Hierarchy within their design from the outset and consider opportunities to provide solar PV and battery storage. • Development must utilise landform, layout, building orientation, massing and landscaping to minimise energy consumption and maximise energy efficiency measures. • Development delivered through the policy will be as energy efficient as possible, following the energy hierarchy, and be 'net zero carbon ready'. Minor Positive Effects: **SO10 Landscape & Townscape, SO14 Housing**; **SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centres**; **SO20 Education & Skills** • The policy will ensure the issues of the character, viability, the economy, and other site specific constraints are considered in the decision-making process. • Development must utilise the landform, layout, building orientation, massing and landscaping to minimise energy consumption and maximise energy efficiency measures. • The policy will ensure that housing developments contribute to the national and local efforts to reduce emissions across the plan period and the delivery of energy efficient and net zero carbon ready homes. • Developments delivered through the policy are expected to have benefits for human health which will also have positive effects on the quality of life for users of the development and will provide cost savings as a result of energy consumption reductions, which will address issues such as fuel poverty, with positive effects for social equality. • The policy is likely to diversify the economy, boost the local economy, encourage investment/innovation and create employment opportunities in the green technology sector, which is closely linked to skills acquisition and training. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

CC2 Policy Reducing Energy Consumption in Existing Buildings

SUMMARY OF RESULTS	Policy No:CC2				Policy: Reducing Energy Consumption in Existing Buildings															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are likely to change overtime as legislation evolves and technology develops, including changes in market signals overtime which should make low carbon solutions less expensive to achieve. The Council's Climate Change Mitigation and Adaptation Study, currently being prepared, will provide more certainty on effects, which will be used to inform future stages of the Local Plan and SA.
Mitigation Measures	• Major development will be expected to achieve Excellent BREEAM Standard. Proposals for the refurbishment of 10 dwellings or more are expected to meet BREEAM Domestic Refurbishment Excellent. • Applicants are encouraged to use the six principles of best practice within LETI's Climate Emergency Retrofit guidance. • Other measures that seek to try and improve the energy efficiency of existing residential properties, including the Energy Performance Certificate (EPC), are required for properties when constructed, sold or let. In addition, the Minimum Energy Efficiency Standards (MEES) Regulations require all private rented properties to achieve an EPC of E or better. • For development proposals on land where there are existing buildings and/or structures present, applicants must demonstrate that all possible measures have been taken to retain and reuse the existing buildings before considering demolition through the Sustainability Statement.

	• The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Historic Environment, Housing, the Spatial Strategy, Economy and Infrastructure could also help mitigate impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will improve the energy efficiency of existing buildings including refurbishments.
Summary	Major Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO5 Soil, Land & Minerals and SO7 Pollution.** • The Council is progressing a Climate Change Mitigation and Adaptation Study as part of its Local Plan climate change evidence base. The study will provide information to help determine the most suitable and appropriate methods to assist the Council's climate change adaptation and mitigation efforts, which will inform the next stages of the Local Plan and SA. • The policy will assist in improving the energy efficiency of existing buildings, complementing the wider policies of the Local Plan which are primarily aimed at new buildings. • The policy has been informed by LETI's Climate Emergency Retrofit Guide, PAS 2035:2019 Retrofitting Dwellings for Improved Energy Efficiency: Specifications and Guidance, Energy Performance Certificate (EPC), the Minimum Energy Efficiency Standards (MEES) Regulations and the Clean Growth Strategy (2017). • The policy will ensure existing buildings can be retrofitted to reduce energy consumption, which will make them liveable and fit for the future and will help to achieve national and local net zero targets. The policy relates to the energy efficiency of existing buildings where applications are made for change of use, retrofit, conversions, and extensions. Minor Positive Effects: **SO14 Housing ,SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social DeprivationSO18 Economy and Employment and SO20 Education & Skills** • The policy seeks to improve the energy efficiency of existing buildings, deliver suitable and efficient homes, which has positive impacts for health and wellbeing, quality of life and place and is likely to address social equality. • Developments delivered through this policy will provide business opportunities and the opportunity for new employment to be created and skills to be acquired in the green technology sector, No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

CC3 Sustainable Design and Construction

SUMMARY OF RESULTS	Policy No:CC3				Policy: Sustainable Design and Construction															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are likely to change overtime as legislation evolves and technology develops, including changes in market signals overtime which should make low carbon solutions less expensive to achieve. The Council's Climate Change Mitigation and Adaptation Study, currently being prepared, will provide more certainty on effects, which will be used to inform future stages of the Local Plan and SA.
Mitigation Measures	• Impacts could be minimised by taking a 'life cycle' approach to development, which encompasses location, design, materials, construction management and the life and long-term stewardship of developments and, also includes the demolition of existing buildings as part of a development. • When seeking accreditation, development proposals should focus on maximising the achievable credits under the energy use category. Active House and Passivhaus accreditation schemes can also be utilised to achieve and demonstrate a developments or building's sustainable design and construction credentials.

	• A sustainability statement must be submitted with the planning application to demonstrate that the development proposals will comply with the policy. • The implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure, could also help mitigate impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure that the highest standards of sustainable design and construction in Wealden, which will improve the overall environmental performance of new developments, minimise their contribution to climate change and adaptation to the effects of climate change over their lifetime.
Summary	Major Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution; SO7 Pollution; SO8 Green & Blue Infrastructure; S014 Housing; and SO18 Economy & Employment** • The Council is progressing a Climate Change Mitigation and Adaptation Study as part of its Local Plan climate change evidence base. The study will provide information to help determine the most suitable and appropriate methods to assist the Council's climate change adaptation and mitigation efforts, which will inform the next stages of the Local Plan and SA. • A holistic route to achieving net zero development and sustainable development is provided, giving clarity to developers and applicants on what they are required to achieve through their schemes. • The policy has been informed by the approach taken within national planning policy (NPPF) and the Planning Practice Guidance in the National Design Guide. • The policy allows a 'life cycle' approach to be taken to development, and asks developers to capitalise on passive design, using the location, orientation, design and fabric of a building to maximise the passive energy that can be gained from the sun. • Natural approaches such as the incorporation of green infrastructure within developments are encouraged, which are often cost-effective measures that can provide additional benefits alongside climate adaptation and mitigation. • Residential development should seek to achieve a 4 Star rating under the Home Quality Mark scheme and non-residential development a BREEAM minimum 'Excellent' rating, and where possible an 'Outstanding' rating. • The policy will also ensure the provision of high quality, suitable and sustainable housing developments in sustainable locations to meet identified needs for all sections of society. • The delivery of sustainably designed and constructed buildings, will also maximise savings on resource use, attract investment, encourage innovation, diversify the economy and boost the local economy and high streets, and create employment opportunities and skills • A sustainability statement must be submitted with the planning application to demonstrate that the development proposals will comply with the policy. Minor Positive Effects: **SO3 Flood risk; SO4 Water resources/quality; SO9 Biodiversity; SO10 Landscape & Townscape, SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO19 Town & Village Centres**; **SO20 Education & Skills** • The policy ensures the issues of flood risk, water, biodiversity, landscape character and other site-specific constraints are considered in the decision-making process. • Development proposals are required to demonstrate the use of natural and permeable surfaces to minimise flood risk and implement measures to reduce water consumption and increase water recycling e.g. provision of water butts, greywater recycling etc and conserve natural resources. The incorporation of greening into a development site and the building design can help to absorb carbon dioxide, which can also have a positive impact for air quality and biodiversity. • Development should include passive design, using the location, orientation, design and fabric of the development to maximise the passive energy that can be gained from the sun. • The provision of buildings with a longer life, which are adaptable over time are encouraged to reduce the need for retrofit or redevelopment to suit changing lifestyles or residents' requirements.

	• Positive impacts are expected for health and wellbeing quality of life and place, as the policy will provide high quality, suitable and sustainable developments in sustainable locations to meet identified needs for all sections of society. • Cost savings from a reduction in energy consumption and minimising the energy used for heating and cooling and the demand for energy supply will have a positive impact for the whole community. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: **SO11 Historic & Cultural Heritage** In seeking to achieve sustainable design and construction in developments to address climate change adaptation and mitigation, the use of innovative designs and materials could impact on the local vernacular, although development will need to comply with the Plan's design policies. Overall, the policy is shown to have a Major/Minor Positive effect

CC4 Carbon Sequestration

SUMMARY OF RESULTS	Policy No:CC4				Policy: Carbon sequestration															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are likely to change overtime as legislation evolves and technology develops, including changes in market signals overtime which should make low carbon solutions less expensive to achieve. The Council's Climate Change Mitigation and Adaptation Study, currently being prepared, will provide more certainty of effects, which will be used to inform future stages of the Local Plan and SA.
Mitigation Measures	• Where development is proposed on land containing an identified carbon store, the applicant must consider the potential impacts of the development on the carbon store and seek to maximise opportunities to enhance its sequestration function. • Applicants should submit a proportionate evaluation of the impacts and opportunities of the proposal on the identified carbon store as relevant, and in all cases an appropriate management plan must be submitted. • Applicants are encouraged to refer to Natural England's 'Carbon Storage and Sequestration by Habitat 2021 (NERR094) at the earliest stages in the planning process to ensure their scheme maximises opportunities to support existing carbon sinks as well as provide additional carbon sequestration through nature-based solutions where possible. • The Council is progressing a Climate Change Mitigation and Adaptation Study as part of its Local Plan climate change evidence base. The study will provide information to help determine the most suitable and appropriate methods of carbon sequestration within the District to assist the Council's climate change adaptation and mitigation efforts, which will inform the next stages of the Local Plan and SA.

	• The implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment and Spatial Strategy could also help mitigate impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure development protects existing carbon sinks and takes opportunities to provide nature-based solutions that can assist adaptation and mitigation through carbon offsetting, carbon storage/sequestration and adaptation to climate change risks.
Summary	Major Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO5 Soil, Land & Minerals; and SO15 SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity and SO10 Landscape and Townscape** • The policy encourages carbon sequestration, the removal, capture, or storage of carbon dioxide from the atmosphere to prevent carbon emissions from contributing to the heating of the planet. • The policy seeks to protect existing carbon stores and encourage nature-based solutions for carbon sequestration, where relevant, by improving soil health and minimising disturbance to soils in order to protect soil biodiversity and carbon storage with significant net gain in nature-based carbon sequestration expected through habitat retention, protection, enhancement and/or creation. • The retention, protection, enhancement and/or creation of habitat, could in turn conserve and enhance local character. Minor Positive Effects: **Health & Wellbeing** • The policy supports carbon sequestration, which will positively impact air quality and the health and wellbeing of the local population. No Significant Effects: For the remaining Sustainability Objectives, the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major Positive effect.

CC5 Renewable and Low Carbon Energy

SUMMARY OF RESULTS	Policy No:CC5				Policy: Renewable and Low Carbon Energy															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are likely to change overtime as legislation evolves and technology develops, including changes in market signals overtime which should make low carbon solutions less expensive to achieve. The Council's Climate Change Mitigation and Adaptation Study, currently being prepared, will provide more certainty on effects, which will be used to inform future stages of the Local Plan and SA.
Mitigation Measures	• The assessment of the impacts of proposals for renewable and low carbon energy schemes will need to be based on the best available evidence, including Clean Energy Opportunities and Implications Study, and Landscape Capacity and Sensitivity Studies. • The policy will support all appropriate proposals that meet the policy requirements as well as other relevant policies within the Local Plan such as those relating to Climate Change, the Natural Environment, Historic Environment, Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure.
Cumulative Impacts	Impacts are likely to be positive as the policy will support proposals for renewable and low carbon energy-generating and distribution networks, including heat networks. There could be negative cumulative impacts on issues such as ecology, landscape, visual impact and heritage assets which need to be considered.

Summary	Major Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; and SO7 Pollution** • The Council is progressing a Climate Change Mitigation and Adaptation Study as part of its Local Plan climate change evidence base. The study will provide information to help determine the most suitable and appropriate methods to assist the Council's climate change adaptation and mitigation efforts, which will inform the next stages of the Local Plan and SA. • The policy sets out how renewable and low-carbon energy schemes will be supported across the District and will have a positive impact in tackling the cause and effects of climate change, including pollution, and help the District achieve the national and local net zero targets. • The policy has been informed by the National Policy Statement for Renewable Energy Infrastructure EN-3 (updated 2023), NPPF (paragraphs 155, 156 and 158), Climate Act (2008), Wealden Landscape Sensitivity Assessment: Renewable Energy, the decision-making framework in the Planning Act 2008 (as amended), the Planning Practice Guidance (on Renewable and Low Carbon Energy) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant in the NPPF. • The policy offers flexibility to accommodate new future technologies and advancements in the design and operation of renewable schemes and will ensure opportunities for greater carbon savings are maximised where they exist, without placing undue pressure on areas where savings may not be technically or financially feasible. The flexibility the policy offers will also allow the right technologies to be used whilst also taking account of viability issues and the fact that these technologies are constantly evolving. Minor Positive Effects: **SO5 Soil, Land & Minerals; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centres**; **SO20 Education & Skills** • The policy will ensure the issues of character, soils, biodiversity, heritage and other site specific constraints are considered in the decision-making process. • The policy supports proposals for renewable and low carbon energy-generating and distribution networks in the context of sustainable development and climate change where they will not have significant adverse impacts on the local environment, including designated areas and agricultural land use. • The policy will support proposals where they will not have significant adverse impacts on the local environment, including landscape character, amenity, the AONB and the setting of the South Downs National Park and local heritage, and habitats and species. • The policy will facilitate the provision of energy efficient and low carbon homes, which meet local needs now and for the future. • The policy will enhance health and wellbeing and quality of life as the policy aims to secure less polluting development. • The policy will enable the District to transition to a low-carbon future which could attract more investment, innovative industries/businesses and visitors, and create employment opportunities for local people which is closely linked to skills acquisition and training. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

CC6 Water Efficiency

SUMMARY OF RESULTS	Policy No:CC6				Policy: Water Efficiency															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are likely to change overtime as legislation evolves and technology develops, including changes in market signals overtime which should make low carbon solutions less expensive to achieve. The Council's Climate Change Mitigation and Adaptation Study, currently being prepared, will provide more certainty on effects, which will be used to inform future stages of the Local Plan and SA.
Mitigation Measures	• Applicants will be required to demonstrate, through the Sustainability Statement or the Design and Access Statement, that the development has been planned positively to minimise its impact on, and make efficient use of, water resources, taking into account the impacts of climate change. • Impacts could also be mitigated through the implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure developments are as efficient in their water usage as possible whilst reducing vulnerability to the adverse effects of climate change and the projected increases in population, including drought and the impacts on the District's water resources.

Summary	Major Positive Effects: **SO4 Water Resources/quality** • The Council is progressing a Climate Change Mitigation and Adaptation Study as part of its Local Plan climate change evidence base. The study will provide information to help determine the most suitable and appropriate methods to assist the Council's climate change adaptation and mitigation efforts, which will inform the next stages of the Local Plan and SA • The policy ensures development is as efficient as possible in its water usage, to minimise impacts on the District's water resources. • The policy has been informed by Part G of Schedule 1 to the Building Regulations**.** • All new residential development will need to minimise its impact on, and make efficient use of, water resources, taking into account the impacts of climate change. • The policy ensures development proposals, including the retrofit / refurbishment of existing buildings demonstrate that water reuse and recycling and rainwater harvesting measures have been incorporated wherever possible in order to reduce demand on mains water supply as part of an integrated approach to water management. Minor Positive Effects: **SO2 Climate Change Adaptation; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure;SO9 Biodiversity; SO10 Landscape & Townscape; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO18 Economy & Employment; SO19 Town & Village Centres**; **SO20 Education & Skills** • The policy ensures development is designed and built to achieve water efficiency, which will reduce vulnerability to the adverse effects of climate change, including drought and will protect water resources and encourage water re-use or recycling, which will support soil health, green and blue infrastructure, biodiversity, landscape character and meet the basic needs of local people. • Positive impacts are also expected for the local economy, and town and village centres as the policy will ensure that water resources are protected for economic use. This could provide opportunities for business growth and employment, which is linked to skills acquisition and training. No Significant Effects: **SO3 Flood risk**; **; SO6 Waste; SO7 Pollution; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Travel & Accessibility; and SO17 Social Deprivation;** as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: **SO1 Climate Change Mitigation** Water use contributes to CO2 emissions as the treatment of water requires energy, thus, an indirect effect is expected for climate change mitigation. Further work is required and, therefore the impact is uncertain at this stage. Overall, the policy is shown to have a Minor Positive effect.

CC7 Managing Flood Risk

SUMMARY OF RESULTS	Policy No:CC7				Policy: Managing Flood Risk															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are likely to change overtime as legislation evolves and technology develops, including changes in market signals overtime which should make low carbon solutions less expensive to achieve. The Council's Climate Change Mitigation and Adaptation Study, currently being prepared, will provide more certainty on effects, which will be used to inform future stages of the Local Plan and SA.
Mitigation Measures	• Proposals must apply a sequential risk-based approach to the location of development, including within the site and taking account of the flood risk vulnerability classifications within the PPG, to steer new development to areas with the lowest probability of flooding and the exception test where the application of sequential test is not possible. • Developers will be expected to undertake early discussions with the Council, Environment Agency, Lead Local Flood Authority and Southern Water. Where schemes are located within the Pevensey Levels catchment, developers will also be expected to undertake early discussions with the Pevensey and Cuckmere Water Level Management Board. • Where required, flood mitigation must be implemented in accordance with the Council's SFRA, the NPPF and PPG. Developers must ensure that mitigation does not increase flood risk elsewhere and that floodplain compensation is provided where necessary.

	• The implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Housing, the Spatial Strategy, Economy and Town Centres could also address impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure development is directed to areas at the lowest risk of, whilst ensuring flood risk is not increased elsewhere, including increasing flood risk downstream as a result of cumulative development.
Summary	Major Positive Effects: **SO2 Climate Change Adaptation; SO3 Flood risk; and SO4 Water resources/quality** • The Council is progressing a Climate Change Mitigation and Adaptation Study as part of its Local Plan climate change evidence base. The study will provide information to help determine the most suitable and appropriate methods to assist the Council's climate change adaptation and mitigation efforts, which will inform the next stages of the Local Plan and SA. • The policy seeks to ensure that development does not place itself, or put others, at increased risk of flooding and actively seeks to improve flood risk where possible. The policy has been informed by the Wealden's Strategic Flood Risk Assessments (SFRAs), the NPPF and the PPG specifically in regard to the application of the Sequential, and where required, Exceptions Tests. The policy will ensure the severity of a flood event from all sources is reduced and surface run off is managed in order to protect and improve water quality. Minor Positive Effects: **SO8 Green & Blue Infrastructure; SO5 Soil, Land & Minerals; SO9 Biodiversity; SO10 Landscape & Townscape; SO14 Housing**; **SO15 Health & Wellbeing; and SO16 Quality of Life and Place; SO18 Economy & Employment; and SO19 Town & Village Centres**; • The policy ensure issues of green and blue infrastructure, biodiversity, landscape character, housing, local economy, including town and village centres and other site specific constraints are considered in the decision-making process. • The policy will ensure development does not exacerbate flood risk, and this will prevent soil pollution and minimise the loss of valuable soils. The policy also requires all new development close to rivers to consider opportunities to improve, enhance and restore floodplain and river environment, including opportunities to create, enhance and improve the linking of green/blue infrastructure, which is expected to contribute to nature recovery, improve/increase access to green infrastructure and prevent the fragmentation of existing ecological networks or isolation of habitats. • The policy will ensure residential development is directed to locations identified as being at the lowest risk of flooding. This will ensure the provision of flood resilient housing, which will contribute positively to housing supply, health and wellbeing and quality of life. • Positive impacts are also expected for the local economy as flood resilient development will make the District more attractive to investors and businesses, which could provide business opportunities, and contribute positively to economic vitality and viability. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

CC8 Sustainable Drainage

SUMMARY OF RESULTS	Policy No:CC8				Policy: Sustainable Drainage															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are likely to change overtime as legislation evolves and technology develops, including changes in market signals overtime which should make low carbon solutions less expensive to achieve. The Council's Climate Change Mitigation and Adaptation Study, currently being prepared, will provide more certainty on effects, which will be used to inform future stages of the Local Plan and SA.
Mitigation Measures	• Development proposals should demonstrate that arrangements are in place for the ongoing maintenance of SuDS schemes over the lifetime of the development. • Approval from the Lead Local Flood Authority (LLFA) of the design and long-term maintenance of any SuDS / drainage scheme will be required prior to development commencing. The Council will also continue to work with neighbouring authorities on cross boundary issues, including SuDS, as well as the Lead Local Flood Authority (LLFA) to ensure a consistent approach to SuDS requirements. For phased development, it should be demonstrated that a strategic approach to drainage provision across the entire site and incorporates adequate provision for SuDS within each phase of development will be followed. • Surface water is expected to be managed as close to its source as possible, using the following discharge hierarchy; discharge into the ground; then discharge to a surface water body; and the discharge to a surface water sewer, highway drain, or other drainage system.

	• Any planning application, including in outline, that triggers a Habitats Regulation Assessment (HRA) will need to provide sufficient details of an appropriate surface water drainage scheme to satisfy the HRA. • All developments will be required to demonstrate that surface water will pass through at least two treatment stages. For development in the Pevensey Levels hydrological catchment, a minimum of three stages of treatment will be required. • The implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure could help address any other impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure development proposals include adequate drainage provision and seek to reduce flood risk and contribute to flood alleviation.
Summary	Major Positive Effects: **SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality** • The Council is progressing a Climate Change Mitigation and Adaptation Study as part of its Local Plan climate change evidence base. The study will provide information to help determine the most suitable and appropriate methods to assist the Council's climate change adaptation and mitigation efforts, which will inform the next stages of the Local Plan and SA. • The policy ensures that developments manage their drainage requirements, including through a surface water drainage strategy, to reduce the risk of flooding from surface water as well as protect the water quality of the District's waterbodies and provide wider benefits to the natural environment and people. • The policy ensures that any Sustainable Drainage Systems (SuDS) proposals have due regard to East Sussex County Council's guidance, and clearly sets out the management and maintenance regimes for the scheme. This will ensure that SuDS are an integral part of proposed developments and their design and that all proposals seek to reduce flood risk and contribute to flood alleviation, which has positive effects on water quality and quantity. • The policy ensures that new developments and existing developments being retrofitted can maximise the opportunities and benefits that can be secured from surface water management practices and provide a means of dealing with the quantity and quality of surface water. Minor Positive Effects: **SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO18 Economy & Employment; SO19 Town & Village Centres**; **and SO20 Education & Skills** • The policy ensures the issues of soils, green and blue infrastructure, biodiversity, character and other site-specific constraints are considered in the decision-making process. • The policy will help provide homes that meet the necessary sustainability and design standards, including flood resilient homes and contribute to flood alleviation. The policy will contribute positively to sustainable development and provide safe and high-quality places and spaces where local people can live, enjoy/visit and play, and this will have positive impacts for health and wellbeing and quality of life and place. The policy could help stimulate local economic growth, growth in the town and village centres, as the policy could enhance the attractiveness of the District to new businesses and inward investment, improved productivity and employment opportunities. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

A9c Natural Environment

NE1 Biodiversity, Geodiversity and Nature Recovery

SUMMARY OF RESULTS	Policy No: NE1				Policy: Biodiversity, Geodiversity and 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 impacts are likely to be the same in the short, medium and long term as they will be implemented on adoption of the policy.
Mitigation Measures	• The policy identifies the need to follow the mitigation hierarchy of avoidance, mitigation and compensation. Where compensatory measures are required, these should be provided onsite, however where this is not possible, offsite compensation will be required. • Planning permission will be refused where significant harm to biodiversity cannot be avoided. Planning applications will be expected to be supported by relevant environmental information, including protected species and habitat records from the Sussex Biodiversity Record Centre, which is informed by appropriate and up-to-date ecological data/surveys. • Any ecological surveys should be undertaken by suitably qualified professionals and in line with best practice / guidance and Government standing advice. Scheme design should be informed by an Ecological Constraints and Opportunities Map. • Development proposals should also have regard to the objectives identified for the Local Nature Recovery Strategy (LNRS), where appropriate (once adopted), and seek to contribute towards those objectives, wherever possible.

	• The implementation of other Local Plan policies in relation Climate Change, Design, the Natural Environment and Spatial Strategy could help mitigate impacts.
Cumulative Impacts	The cumulative effect is likely to be positive in conserving, restoring and enhancing the District's biodiversity resource, which contributes to nature recovery and biodiversity improvements, whilst ensuring that the mitigation hierarchy is followed and that developments meaningfully contribute to nature recovery within the District and, where possible the wider area, working with our neighbouring authorities to ensure a coherent and connected natural environment.
Summary	Major Positive Effects: **SO2 Climate Change Adaptation; SO8 Green & Blue Infrastructure;SO9 Biodiversity and SO10 Landscape & Townscape** • The policy ensures the District's biodiversity resource is protected, conserved, restored and enhanced, following the hierarchy of designated sites approach. • The key aims of the policy are to give appropriate weight to the statutory purposes and special qualities of the hierarchy of international, national, regional and local sites, priority habitats, priority species and irreplaceable habitats; and conserve, restore and enhance the District's biodiversity resource by ensuring biodiversity is given appropriate weight and is considered early in the design process • The policy has been informed by the NPPF (2023), NERC Act (2006) and Environment Act (2021). • The policy seeks to protect international, national and locally designated sites of biological and geological conservation importance from any adverse effects of development • Development proposals will be expected to protect, conserve, restore and enhance the District's biodiversity resource by ensuring biodiversity is given appropriate weight and is considered early in the design process. • Indirect and adverse effects on habitats and species including those relating to recreation, lighting, disturbance, water quality, pollution or invasive species should be minimised • The delivery of additional ecological and biodiversity features and support for biodiversity enhancement through scheme design should be maximised • The long-term management and maintenance of biodiversity and ecological features as relevant to a scheme should be secured in line with priorities and measures identified in the forthcoming Local Nature Recovery Strategy. • The mitigation hierarchy of avoidance, mitigation, compensation will be applied in the consideration of proposals. Minor Positive Effects: **SO1Climate Change Mitigation; SO3 Flood risk; SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO15 Health & Wellbeing and SO16 Quality of Life and Place** • The policy seeks to protect, conserve, restore and enhance the District's biodiversity resource which could help reduce greenhouse gas emissions through sequestration, with positive outcomes expected for climate change mitigation. • Benefits are likely for pollution as biodiversity can sequester emissions, and act as a buffer for air and noise pollution, as well as flood risk, and water resources and quality by reducing surface run-off. • Climate change is likely to be improved by accounting for and sustaining ecosystem services including protecting geological value and good quality soils that support sites or habitats of biodiversity value as well as ensuring soil sustainability issues are identified at the earliest stage of scheme design to protect, and where possible enhance soil quality. • The policy will improve/increase new or enhanced areas of nature where residents can visit and enjoy, which is likely to support mental and physical health, and aesthetic, scientific, educational cultural and recreational benefits, contributing to enhanced quality of life. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect.

	Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect

NE2 Biodiversity Net Gain

SUMMARY OF RESULTS	Policy No: NE2				Policy: Biodiversity Net Gain															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and will become effective on adoption of the policy.
Mitigation Measures	• The policy identifies the need to follow the mitigation hierarchy of avoidance, mitigation and compensation. • Proposals for Biodiversity Net Gain must follow the spatial hierarchy of net gain provision, which requires biodiversity net gain to be provided as part of the development. Only where it can be demonstrated that biodiversity net gain cannot meaningfully be achieved on site will the Council consider the potential for local enhancements and off-site biodiversity net gain. • When granting permission for any proposals that include Biodiversity Net Gain, the Council will impose conditions or seek planning obligations or Conservation Covenants that secure appropriate management and monitoring regimes to deliver biodiversity net gain for at least 30 years after the completion of works. • The implementation of other relevant Local Plan policies in relation to Climate Change, the Natural Environment, Historic Environment and the Spatial Strategy , will also help to mitigate impacts.

Cumulative Impacts	The cumulative effect is likely to be positive in delivering Biodiversity Net Gain (BNG) which contributes to the district's biodiversity resource, biodiversity improvements and nature recovery whilst ensuring that the mitigation hierarchy is followed and that developments meaningfully contribute to nature recovery within the District and where possible, in the wider area.
Summary	Major Positive Effects: **SO8 Green & Blue Infrastructure and SO9 Biodiversity** • The policy has been informed by the NPPF (2023), Environment Act 2021 (Part 6), Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, Defra/DLHUC Draft Biodiversity Net Gain guidance and best practice. • The policy provides a mechanism to value, maintain, enhance or create wider habitats in association with development. • The policy will ensure the delivery of BNG, which requires qualifying developments to deliver a minimum 20% BNG above the ecological baseline for the application site, which is higher than the mandatory requirement of 10% required by the Environment Act 2021. • Development proposals must be supported by a BNG Plan and supporting information to demonstrate how BNG will be achieved. • Development must demonstrate that the mitigation hierarchy of avoid, mitigate, restore and compensate has been followed. • The Council will impose conditions or seek planning obligations or Conservation Covenants when granting permission, that secure appropriate management and monitoring regimes to deliver BNG for at least 30 years after the completion of works. Minor Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing and SO16 Quality of Life and Place** • The policy will encourage development proposals to provide new and/or enhance existing habitats such as woodland, wetlands and grasslands that would support carbon storage/capture and could help to reduce greenhouse gas emissions, with positive impacts for air /noise pollution. • The delivery of BNG will facilitate natural flood management, reducing surface run-off or flooding from some or all sources, improve infiltration and reduce run-off which is likely to minimise water pollution and protect soil health. • The policy also offers opportunities for biodiversity enhancements to be provided on or off site to enhance the local landscape and/or townscape. • The delivery of BNG could contribute to the enhancement of the setting of heritage assets and the wider historic environment. • The policy will have positive outcomes for health and wellbeing and quality of life as the provision of BNG from development and land management will help to improve/increase new or enhanced areas of nature which residents can visit and enjoy, which is likely to bring about mental and physical health, aesthetic, scientific, educational cultural and recreational benefits. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

NE3Woodland, Trees and Hedgerows

SUMMARY OF RESULTS	Policy No: NE3				Policy: Woodland, trees and hedgerows															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• Where trees are lost through development, an appropriate number of suitable replacement trees, in terms of species and size, that replaces or exceeds that which is lost will be required to be planted on-site at appropriate locations. Any planting should be characteristic of the local area, in keeping with the site surroundings, including any historic context, and comprise of predominantly native species. • Development proposals, where relevant, will be required to provide a landscape and ecological management (LEMP) plan that accords with best practice standards and regulatory and legislative requirements, to ensure the successful establishment, retention, restoration and enhancement of new and existing woodland, tree or hedgerow planting. • The implementation of other relevant Local Plan policies in relation to Climate Change, Design, the Natural Environment, Historic Environment and Spatial Strategy could also mitigate impacts.
Cumulative Impacts	The cumulative impact of the policy is likely to be positive given that new development will be required to protect, restore, manage and enhance existing woodland, trees and hedgerows and their features in accordance with good practice guidance and relevant standing advice. The policy will also ensure proposals incorporate new trees, woodland and hedgerows within the layout and design of development across the

	District to enhance and restore biodiversity, landscape character, visual amenity, contribute to the green infrastructure network and facilitate climate change mitigation and adaptation.
Summary	Major Positive Effects: **SO8 Green & Blue Infrastructure; SO9 Biodiversity and SO10 Landscape & Townscape** • The policy will ensure development proposals protect, restore, manage and enhance existing woodland, trees and hedgerows and their features in accordance with best practice guidance and relevant standing advice. • The policy has been informed by national policy (the NPPF 2023), the Government's 25 year Plan to improve the Environment (2018) and its Tree Health Resilience Strategy (2018) and the Hedgerow Regulations (1997). • The policy requires all development to protect or enhance the existing woodland, trees and hedgerows or to seek maximise opportunities for tree planting and woodland creation. • The policy will ensure development proposals protect or enhance the existing woodland, trees and hedgerows or to seek maximise opportunities for tree planting and woodland creation, as appropriate. By providing, protecting and enhancing woodland, trees and hedgerows as part of proposals, the policy will prevent the loss of green infrastructure and the fragmentation of habitats, maintain wildlife corridors, sustain biodiversity and improve access to the green infrastructure network. • New trees, woodland and hedgerows should be located to enhance and restore biodiversity. Proposals will need to demonstrate that sufficient measures can be implemented to protect trees, woodland and hedgerows both during and for the lifetime of the development to achieve current and long-term sustainable relationships. • New trees, woodland and hedgerows should contribute to the green infrastructure network. Where possible and identified, planting should contribute to local ecological networks. • Where trees are lost through development, an appropriate number of suitable replacement trees, in terms of species and size, that replaces or exceeds that which is lost will be required. • Development proposals, where relevant, will be required to provide a landscape and ecological management (LEMP) plan that accords with best practice standards and regulatory and legislative requirements, to ensure the successful establishment, retention, restoration and enhancement of new and existing woodland, tree or hedgerow planting. Minor Positive Effects:**SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water Resources/ Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing and SO16 Quality of Life and Place** • The policy ensures that new development does not result in the loss of any tree that is valuable to local people and the environment and seeks to maximise appropriate tree cover in new development, which includes protecting trees and other vegetation from damage during construction phases and any adverse impacts from increased access. • The provision of new trees, woodland and hedgerows will enhance and restore landscape character, visual amenity, contribute to the green infrastructure network and enable mitigation and adaption to climate change through carbon storage, flood management and urban cooling, and enhanced biodiversity. • Planting is expected to be characteristic of the local area, be in keeping with the site surroundings, including any historic context, and comprise predominantly native species. • The policy is expected to improve access to, and enjoyment of nature which have positive impacts for health and wellbeing and quality of life. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None

	Overall, the policy is shown to have a Minor Positive effect.

NE4 Ancient Woodland and Veteran Trees

SUMMARY OF RESULTS	Policy No:NE4				Policy: Ancient Woodland and Veteran Trees															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption.
Mitigation Measures	• Development proposals for sites that are adjacent to, contain, or impact ancient woodland must be accompanied by appropriate Ecological and Arboricultural surveys, provide suitable and adequate buffers and ensure that buffer zones consist of semi-natural habitat that protects, reduces and prevents against direct and indirect impacts on ancient woodland and contributes to biodiversity net-gain, ecological networks and green infrastructure. • In the absence of site surveys and detailed assessments, the Council will assume a minimum buffer of 25m from the edge of the woodland, which allows for the presence of veteran trees and the fall height of mature trees. • Development resulting in the direct or indirect deterioration or loss of ancient woodland, ancient, aged or veteran trees will not be permitted unless there are wholly exceptional reasons demonstrated. Mitigation and compensation will be required in such circumstances in accordance with the mitigation hierarchy.

	• The existing condition of ancient woodland or veteran trees likely to be impacted by development will not be an accepted reason to grant planning permission nor will development be permitted that relies on a final mitigation/compensation strategy that seeks to address loss or deterioration of ancient woodland during development phase where exceptional reasons have not been demonstrated. • The Council will take account of the Natural England and Forestry Commission's standing advice on ancient woodland, ancient trees and veteran trees when considering a development proposal. • Impacts could also be mitigated through the implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Historic Environment and Spatial Strategy.
Cumulative Impacts	The cumulative impact of the policy is likely to be positive given that new development resulting in the direct or indirect deterioration or loss of ancient woodland, ancient, aged or veteran trees will not be permitted unless there are wholly exceptional reasons demonstrated.
Summary	Major Positive Effects: **SO8 Green & Blue Infrastructure and SO9 Biodiversity** • Development proposals for sites that are adjacent to, contain, or impact ancient woodland must be accompanied by appropriate Ecological and Arboricultural surveys and provide suitable and adequate buffers which reduce and prevent against direct and indirect impacts on ancient woodland and contribute to biodiversity net-gain, ecological networks and green infrastructure • The policy has been informed by Natural England and Forestry Commission's Standing Advice for Ancient Woodlands and the NPPF (2023). • The policy will protect ancient woodland, ancient, aged and veteran trees from loss or deterioration as they are part of Wealden's natural heritage and are irreplaceable. • The policy is expected to improve the quality of the green infrastructure and the wider ecological network, prevent the loss or deterioration of ancient woodland, ancient, aged and veteran trees and contribute to the District's biodiversity resource. Minor Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing and SO16 Quality of Life and Place** • The policy will ensure ancient woodland, ancient, aged and veteran trees contribute positively to the District's natural capital, biodiversity resource, green infrastructure and the wider ecological network, water quality and flood risk, enhance and restore landscape character and visual amenity and cultural heritage, and facilitate climate change mitigation and adaptation, with positive effects also expected for health and wellbeing and quality of life and place. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect

NE5 Protecting Ashdown Forest SPA

SUMMARY OF RESULTS	Policy No:NE5				Policy: Protecting Ashdown Forest SPA															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption.
Mitigation Measures	• Avoidance and Mitigation measures are necessary to ensure that the conservation objectives for Ashdown Forest SPA and SAC are met. Avoidance and mitigation for recreational development is required for a 400m to 7km zone around Ashdown Forest SPA as confirmed by the visitor surveys in 2008, 2016 and 2021 undertaken by the Council in partnership with other Local Authorities. • Within a 400 metre buffer/exclusion zone around Ashdown Forest SPA, mitigation measures are unlikely to be capable of protecting the integrity of the SPA and, therefore, residential development will not be permitted on sites where the curtilage of a property falls within 400m from the SPA. • Proposals for a net increase in residential development between 400m and 7km from Ashdown Forest SPA will be required to contribute to mitigation through the provision of Suitable Alternative Natural Greenspace (SANG) to the minimum level of 8ha per 1,000 net increase in population or the provision of a financial contribution to a strategic SANG that is acceptable to provide avoidance / mitigation for the development and a financial contribution to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) Strategy. The provision of SANG will be supported where they meet Natural England SANGs Guidelines.

	• Residential development schemes located adjacent or close to the 7km zone boundary will be assessed on a case-by-case basis and may require mitigation for the SPA. A site specific HRA will be required at the application stage for sites on or close to the boundary. Alternative provision(s) for avoidance and mitigation to address the impact of visitors at Ashdown Forest will only be considered where it can be demonstrated that it will be effective and deliverable over the lifetime of the development. • New development likely to result in increased traffic will need to be assessed through a site-specific Habitats Regulations Assessment at the application stage to consider any air quality impacts and to prevent adverse effects on the integrity of the Ashdown Forest SAC • The implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Infrastructure, Housing and the Spatial Strategy.
Cumulative Impacts	The cumulative impact will be positive as the policy will prevent adverse effects on the integrity of the Ashdown Forest SPA and SAC as well as the wider environment as a result of development. The policy will require new development, which is likely to have a significant effect, either alone or in combination with other plans or projects to demonstrate that adequate measures are put in place to avoid or mitigate air quality impacts as well as any other potential adverse effects.
Summary	Major Positive Effects: **SO8 Green and Blue Infrastructure**; **SO9 Biodiversity and SO10 Landscape & Townscape** • Ashdown Forest is a designated Site of Special Scientific Interest a(SSSI), is both a SPA and SAC and a European designated site (Habitat site). It is one of the largest single continuous blocks of lowland heath, semi-natural woodland, and valley bog in south-east England, and it supports several uncommon plants, a rich invertebrate fauna, and important populations of heathland and woodland birds. • The policy will help to manage development proposals, which are likely to affect the integrity of Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC). • The policy has been informed by the Council's Interim Habitat Regulations Assessment (2022). • The policy will ensure that any adverse effects on the integrity of the Ashdown Forest SPA and SAC is prevented, and that any new development which is likely to have a significant effect, either alone or in combination with other plans or projects, demonstrates that adequate measures are put in place to avoid or mitigate any potential adverse effects. • The protection of the Ashdown Forest SPA will contribute to nature recovery, increase or improve access to green infrastructure, prevent fragmentation of habitats and maintain ecological corridors, and will also contribute the conservation and enhancement of the District's biodiversity resource. Minor Positive Effects: **SO1 Climate Change Mitigation; SO7 Pollution; SO15 Health & Wellbeing and SO16 Quality of Life & Place** • The policy will ensure that any new development likely to have a significant effect, either alone or in combination with other plans or projects, safeguards the integrity of Ashdown Forest SAC by avoiding and mitigating recreational pressure and considering adverse impacts on air quality, which will also positively impact air pollution and climate change mitigation, and the need to travel by private car with positive impacts expected for health and wellbeing and quality of life and place. • Residential development schemes located adjacent or close to the 7km zone boundary will be assessed on a case-by-case basis and may require mitigation for the SPA. A site specific HRA will be required at the application stage for sites on or close to the boundary. • Proposals for a net increase in residential development between 400m and 7km from Ashdown Forest SPA will be required to contribute to mitigation through the provision of Suitable Alternative Natural Greenspace (SANG) to the minimum level of 8ha per 1,000 net increase in population or the provision of a financial contribution to a strategic SANG that is acceptable to provide avoidance / mitigation for the development and a financial contribution to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) Strategy. • Avoidance and mitigation measures are necessary to ensure that the conservation objectives for Ashdown Forest SPA and SAC are met. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None

	Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

NE6 Landscape Character

SUMMARY OF RESULTS	Policy No:NE6				Policy: Landscape character															
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 are likely to remain positive over all timeframes during the plan period as they will be effective on adoption of the policy.
Mitigation Measures	• Any landscape mitigation that is required must be commensurate with the surrounding area and must seek to contribute to local distinctiveness. Where planting is considered appropriate, this must be characteristic of the local area, in keeping with the site surroundings, including any historic context, and be compatible with the underlying soils. Where appropriate, native species of local provenance should be used. Landscape mitigation and/or planting schemes should, overall, seek to enhance the green infrastructure network. • Proposals for development should have regard to the guidance set out in the Council's landscape evidence base supporting the emerging Local Plan as relevant and where there is likely to be an impact on landscape character, the Council will require an independent assessment, which should be proportionate to the scale and type of development proposed. • In cases where the impact of development on the landscape is considered to be significant, a full Landscape and Visual Impact Assessment (LVIA) will be required.

	• Impacts could also be mitigated through the implementation of specific Local Plan policies in relation to Climate Change, Design, the Natural Environment, Historic Environment, the Spatial Strategy, Economy, Town Centres and Infrastructure.
Cumulative Impacts	The cumulative effect is likely to be positive as the policy seeks to protect and enhance the intrinsic character of the District's landscape and townscape, whilst ensuring the natural environment is respected and safeguarded in terms of soils, landcover, biodiversity, ecosystem services, heritage and cultural assets, climate change mitigation and adaptation, visual amenity, open and valued views.
Summary	Major Positive Effects: **SO10 Landscape & Townscape** • The policy will protect and enhance the District's landscape character. One of Wealden's principal assets is its high-quality landscape, contributing to the district's rural character as well as providing high levels of tranquillity. • The policy has been informed by the European Landscape Convention (ELC 2007), national policy (the NPPF 2023 and National Planning Practice Guidance), the National Landscape Character Assessment (2022), East Sussex Landscape Character Assessment, Wealden's Landscape Character Assessment and Landscape Sensitivity Assessments, the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA). • The policy will require all new developments adopt a landscape-led approach from the outset to their design and layout to ensure that any potential adverse effects on the landscape from the development proposal are avoided before consideration is given to any mitigation. • The policy will also ensure that development proposals demonstrate consideration of special landscape characteristics, the degree of openness and sensitivity of the landscape to change, the settlement pattern, settlement character, its setting and identity, open and valued views, perceptual character including tranquillity and dark night skies and the pattern of key valued landscape features such as fields, woodland, trees, hedgerows and waterbodies in respect of the potential impact on the landscape, including any cumulative impacts. • The policy expects that any landscape mitigation, such as planting, undertaken as part of a development is commensurate with the surrounding area and should seek to contribute to local distinctiveness. Minor Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green & Blue Infrastructure;SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO18 Economy & Employment; and SO19 Town & Village Centres** • The policy ensures development proposals seek to protect, maintain, enhance and/or reinforce the key characteristics and qualities of landscape character and landscape components as relevant to the location of the proposal with positive impacts expected for climate change, the natural and historic environment, the health and wellbeing, and quality of life of the local population, sustainable transport and the local economy, including town and village centres. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect

NE7The High Weald National Landscape

SUMMARY OF RESULTS	Policy No: NE7				Policy: The High Weald AONB National Landscape															
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 are likely to remain positive over all timeframes during the plan period as they become effective on adoption of the policy.
Mitigation Measures	• All proposals for development in, or adjacent to, the National Landscape should be accompanied by a landscape and visual impact assessment (LVIA) and an assessment of the proposal against all relevant National Landscape (AONB) Management Plan objectives. • Development within the National Landscape is expected to be limited in scale and extent and appropriate in terms of its nature and location. In accordance with the tests set out in paragraph 183 of the NPPF (2023), major development will not be supported except in exceptional circumstances and where it can be demonstrated to be in the public interest. • Any impacts could also be mitigated through good design and the implementation of specific Local Plan policies in relation to Climate Change, Natural Environment, Historic Environment, the Spatial Strategy and Economy.
Cumulative Impacts	The cumulative effect is likely to be positive as the policy requires that development within or affecting the setting of, the High Weald National Landscape, conserves and enhances its natural beauty, having regard to the character of the landscape, its special qualities, its character components and functions as set out in the High Weald National Landscape (AONB) Management Plan whilst safeguarding the natural environment, land-based economy, access to the landscape and the social well-being of communities.

Summary	Major Positive Effects: **SO10 Landscape & Townscape** • The High Weald National Landscape (AONB) is a nationally designated landscape and is afforded the highest level of landscape protection, where great weight is given to the need to conserve its landscape and scenic beauty. • The policy has been informed by national policy (the NPPF, 2023), High Weald Design Guide and High Weald Colour Study and the High Weald AONB Management Plan. The High Weald AONB Unit is currently in the process of updating the Management Plan, which will be considered in future stages of the Local Plan and SA. • Development within, or affecting the setting of, the High Weald National Landscape (AONB), as defined on the policies map, is required to conserve and enhance natural beauty, having regard to the character of the landscape, its special qualities, its character components and functions as set out in the High Weald AONB Management Plan. • Development should apply a landscape-led design approach that reflects the High Weald Character, using high-quality architecture. • Development should not detract from the visual qualities and essential characteristics of the High Weald National Landscape, including views into and out of the National Landscape, in relation to its location, siting, scale or design. • All proposals for development in, or adjacent to, the National Landscape should be accompanied by a landscape and visual impact assessment and an assessment of the proposal against all relevant National Landscape (AONB) Management Plan objectives. • Development should also have regard to the High Weald Housing Design Guide and High Weald Colour Study, where relevant. • The policy permits development which is compatible with conserving and enhancing natural beauty proposed within the High Weald National Landscape. Minor Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green & Blue Infrastructure;SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation and SO18 Economy & Employment** • Development should respond to the historic pattern and character of settlements and protect tranquillity and dark night skies of the High Weald National Landscape, • The policy provides benefits for the natural environment, health and wellbeing of local residents, quality of life and place and climate change. The policy also protects and enhances landcover which will contribute positively towards nature recovery, reducing flood risk, safeguarding the quality of water resources and valuable soils, and sustaining biodiversity. • The policy recognises that there may be cases where small scale development is necessary in or adjoining the High Weald National Landscape, for example where it helps to maintain social or economic wellbeing. The policy could also benefit a range of agricultural, forestry and rural businesses and provide opportunities to grow tourism and the visitor economy in the countryside. No Significant Effects: **SO6 Waste**; **SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO19 Town & Village Centres and SO20 Education & Skills** as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: **SO14 Housing** Major development is not supported in the High Weald National Landscape, in line with national policy, except in exceptional circumstances where it can be demonstrated to be in the public interest. The Council also acknowledges that there may be cases where small scale development is necessary in or adjoining the High Weald National Landscape, for example where it helps to maintain economic or social wellbeing. The need to protect the High Weald National Landscape may restrict housing development in the District. Overall, the policy is shown to have a Minor Positive effect

NE8 Setting of the South Downs National Park

SUMMARY OF RESULTS	Policy No: NE8				Policy: Setting of the South Downs National Park															
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 are likely to remain positive over all timeframes during the plan period as they will be effective on adoption of the policy.
Mitigation Measures	• Development proposals should ensure no adverse impacts on any transitional open green spaces between the site and the boundary of the South Downs National Park, nor on the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design. • Development should be consistent with National Park purposes and must not have a significant adverse impact on the National Park or its setting both alone and cumulatively. • Assessment of such development proposals will have regard to the South Downs National Park Local Plan, the South Downs Management Plan and other relevant adopted planning documents and strategies, as relevant. • Any impacts could also be mitigated through good design and the implementation of specific Local Plan policies in relation to the Natural Environment, Historic Environment and the Spatial Strategy.

Cumulative Impacts	• The cumulative effect is likely to be positive as the policy requires proposals for development on land that contributes to the setting of the South Downs National Park to be refused where it detracts from, or causes detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, whilst ensuring that development makes a meaningfully contribution to the landscape and scenic beauty of the South Downs National Park and the wider environment, working in partnership with the South Downs National Park Authority. Development should be consistent with National Park purposes and must not have a significant adverse impact on the National Park alone or cumulatively. • Conversely, protecting the setting of the South Downs National Park, may restrict housing and/or economic development but this this is likely to be outweighed by the importance of protecting the National Park and the number of positive impacts against the other SA objectives.
Summary	Major Positive Effects: **SO10 Landscape & Townscape** • The policy will manage the landscape that contributes to the setting of the South Downs National Park. The policy will protect the statutory purposes for National Parks as set out in the Environment Act 1995. • The policy has been informed by South Downs National Park Landscape Character Assessment (August 2020) and South Downs Integrated Landscape Character Assessment, or any other relevant update to this document. • The policy ensures development of land that contributes to the setting of the South Downs National Park conserves and enhances the landscape and scenic beauty of the National Park in line with South Downs National Park Local Plan, the South Downs Management Plan and other relevant adopted planning documents and strategies. • Development is required to be consistent with National Park purposes and should not significantly harm the National Park or its setting. The policy ensures that proposals for development on land that contributes to the setting of the South Downs National Park respect the visual and special qualities, and essential characteristics of the National Park • Development proposals should have no adverse impacts on the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design. Minor Positive Effects: **SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing and SO16 Quality of Life and Place;** • The policy ensures development of land that contributes to the setting of the South Downs National Park, conserves and enhances the landscape and scenic beauty of the National Park, including heritage assets, soil quality, green infrastructure and biodiversity. • The policy offers opportunities for the special qualities of the National Park to be understood and enjoyed by local residents and visitors, and this is likely to have positive impacts for health and wellbeing and quality for life and place. No Significant Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO6 Waste; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO17 Social Deprivation; SO19 Town & Village Centres** and **SO20 Education & Skills** as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain **SO14 Housing** and **SO18 Economy & Employment** The policy ensures the protection of the setting of the South Downs National Park, which may restrict proposals for housing and employment uses in the District. Overall, the policy is shown to have a Minor Positive effect

NE9 Agricultural Land

SUMMARY OF RESULTS	Policy No:NE9				Policy: Agricultural Land															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption.
Mitigation Measures	• The Council will seek to protect the best and most versatile agricultural land from development. • Where development of agricultural land is required, applicants should seek to use areas of poorer quality agricultural land in preference to that of higher quality, except where this would be inconsistent with other sustainability objectives. • Where site-specific ALC studies are not available, the Local Planning Authority will assume that the site is classified as best and most versatile. Applicants will be required to submit information on the status of a site in such cases. • Planning applications that would result in the loss of best and most versatile agricultural land will need to justify why the loss of the agricultural land is acceptable and assess the impact of the loss of the agricultural land on the wider farming resource, natural capital, and ecosystem services. • Mitigation could also be provided by specific Local Plan policies in relation to Climate Change, Natural Environment, Spatial Strategy and Economy.

Cumulative Impacts	The cumulative effect is likely to be positive as the policy seeks to protect the best and most versatile agricultural land in the District from development by directing development towards lower graded agricultural land and previously developed land alongside sustaining and enhancing the ecosystem. Protecting the Best and Most Versatile (BMV) agricultural land from development, on the other hand, could restrict development for housing and employment uses which could impact delivery across the District.
Summary	Major Positive Effects: **SO5 Soil, Land & Minerals** • The policy will seek to protect the Best and Most Versatile (BMV) agricultural land in the District from development. • Specific surveys on agricultural land within the District indicates majority of the agricultural land is not considered BMV agricultural land. • The policy directs development towards lower graded agricultural land and previously developed land to minimise the loss of the best and most versatile agricultural land (Grades 1-3a), which will also ensure that the District's best and most versatile land remains in agricultural use, reducing soil pollution. • By protecting the best and most versatile agricultural land from development, the policy will also minimise greenfield development, ensuring the efficient use of land. Minor Positive Effects: **SO1 Climate Change Mitigation; SO3 Flood risk; SO8 Green & Blue Infrastructure;SO9 Biodiversity; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO16 Quality of Life and SO18 Economy & Employment** • Soils are a finite resource so protecting the Best and Most Versatile (BMV) agricultural land through the policy, will have positive outcomes for wider ecosystem services and natural capital, including carbon and water storage, biodiversity, and green and blue infrastructure, soil pollution and climate change resilience, and the landscape character, with positive effects for health and wellbeing, quality of life and the local economy. No Significant Effects: **SO2 Climate Change Adaptation; SO4 Water resources/quality; SO6 Waste; SO7 Pollution; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO17 Social Deprivation; SO19 Town & Village Centres and SO20 Education & Skills** as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: **SO14 Housing** • The policy seeks to protect the Best and Most Versatile (BMV) agricultural land from development, which may restrict development for housing and its delivery. Overall, the policy is shown to have a Minor Positive effect.

NE10 Light Pollution and Dark Skies

SUMMARY OF RESULTS	Policy No:NE10				Policy: Light pollution and dark skies															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and will become effective on adoption of the policy.
Mitigation Measures	• All proposals, regardless of scale and location, must clearly demonstrate that all opportunities to reduce light pollution have been taken, and should have due regard to the criteria set out in the policy. • Specific consideration should be given to the dark skies of the High Weald AONB, having regard to the ILP guidance for such landscape designations and as set out in the High Weald AONB Management Plan and High Weald Design Guide, for lighting schemes on developments within or adjacent to the High Weald AONB. • Any development proposals on land that contributes to the setting of the South Downs National Park must take full account of the Parks International Dark Sky Reserve status when designing any lighting schemes. Development must have regard to the relevant policies on dark night skies within the South Downs Local Plan 2011-2033. • Any adverse impacts could also be addressed through specific Local Plan policies in relation to the Natural Environment, Historic Environment and Spatial Strategy.

Cumulative Impacts	The cumulative effect is likely to be positive given that new development will be appropriate for its location and in doing so would limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
Summary	Major Positive Effects: **SO7 Pollution; and SO10 Landscape & Townscape** • Wealden is currently the 20th darkest district in England. Whilst levels of darkness differ across the District, areas such as the Pevensey Levels and undeveloped areas within the countryside benefit from high levels of darkness and the South Downs National Park, located to the south of the district, is designated an International Dark Sky Reserve (IDSR). • The policy ensures that new development is appropriate for its location and will limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. • The policy is informed by industry guidance on lighting, including but not limited to, the Institute of Lighting Professionals (ILP) Guidance Note GN01: The Reduction of Obtrusive Light and Light the **Updated 'Bats and Artificial Lighting in the UK' Guidance Note GN 08 23** and any subsequent revisions. Minor Positive Effects: **SO1 Climate Change Mitigation; SO8 Green & Blue Infrastructure;SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO16 Quality of Life and Place** • The policy ensures lighting schemes are energy efficient and use low energy LED where possible, to mitigate the impacts of Climate Change. • Proposals are required to consider the overall impact that the lighting has on the District's landscape, including the dark skies of the High Weald AONB and on the South Down's National Park's International Dark Sky Reserve status, the natural environment, including biodiversity, and the population's health, wellbeing and quality of life. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major Positive effect.

NE11 Noise Pollution

SUMMARY OF RESULTS	Policy No:NE11				Policy: Noise Pollution															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	For the major and minor positive effects, the effects will remain positive over all timeframes during the plan period and will take effect on adoption of the policy.
Mitigation Measures	• Planning applications will be required to include a Noise Impact Assessment where consideration under (2) and (3) in the policy, which indicates the potential for Observed Adverse Effect Levels of noise. The Assessment must be undertaken by a suitably qualified person and consider the relationship in detail. • Where evidence of an Observed Adverse Effect Level noise impact exists, applicants are required to demonstrate how the proposed development will be designed and implemented in order to meet the criteria set out in the policy. • Where there will be an unacceptable adverse effect on sensitive receptors which cannot be adequately prevented, avoided, and/or mitigated, planning applications will be not be supported. Planning conditions will be used to ensure that mitigation measures are satisfactorily implemented. • Impacts could also be mitigated through the implementation of specific Local Plan policies in relation to the Natural Environment, Historic Environment and Spatial Strategy.

Cumulative Impacts	The cumulative effect is likely to be positive for minimising unacceptable levels of noise from development, whilst ensuring that appropriate mitigation and acoustic measures are addressed and incorporated into the design of development proposals at an early stage, so as not to harm the natural environment or residential amenity minimising noise pollution by providing a buffer between noise sources and residents.
Summary	Major Positive Effects: **SO7 Pollution** • Wealden is mainly a rural district and as a result there are areas of recognised tranquillity and landscapes of national and local significance where the ambient noise levels are low. The district also benefits from a number of urban areas where concentrations of development have the potential to affect residential amenities by virtue of noise impacting health and well-being and quality of life. • The policy ensures that noise issues and appropriate mitigation and acoustic measures are addressed and incorporated into the design of development proposals at an early stage, so as not to harm the natural environment or residential amenity. • The policy has been informed by national policy (the NPPF and the National Planning Practice Guidance on Noise), Defra's latest Explanatory Note to the Noise Policy Statement for England and other statutory provisions for noise beyond planning legislation, including the Control of Pollution Act 1974, which deals with site construction noise, and legislation such as the Environmental Protection Act 1990, which deals with statutory nuisance. • Tranquil areas within the District are to be protected from unacceptable levels of noise as a result of development and noisy activities • Planning applications will not be supported where there will be an unacceptable adverse effect on sensitive receptors which cannot be adequately prevented, avoided, and/or mitigated. Minor Positive Effects: **SO8 Green & Blue Infrastructure;SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing and SO16 Quality of Life and Place** • The policy ensures that noise sensitive uses are not located near to existing sources of noise. • Development proposals for noise generating uses should not be situated near existing sensitive receptors, including the natural environment. • The policy ensures that areas of tranquillity, nationally designated landscapes, designated nature conservation sites, occupants of residential properties, including their health and wellbeing, and quality of life are protected from unacceptable levels of noise as a result of development. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect

NE12 Air Quality

SUMMARY OF RESULTS	Policy No: NE12						Policy: Air Quality													
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 of the policy will remain positive over all timeframes during the plan period as the policy will be effective on adoption of the Plan.
Mitigation Measures	• Development proposals should seek to improve air quality and reduce the effects of poor air quality, ensuring compliance with the objectives set out in the latest Air Quality Strategy for England, in place at the time of the application, the Air Quality and Emissions Mitigation Guidance for Sussex and/or any subsequent local air quality objectives. • Development proposals are required to include a detailed Air Quality Assessment all assessments are expected to be prepared in accordance with guidance provided by Environmental Protection UK and the Institute of Air Quality Management: 'Land-Use Planning & Development Control: Planning For Air Quality' (2017). • Mitigation measures on a scheme will be secured through planning condition and / or planning obligation depending on the scale and nature of the development and its associated impacts on air quality. • Impact could also be mitigated further through the implementation of specific Local Plan policies in relation to Climate Change, Natural Environment, Historic Environment, Infrastructure and the Spatial Strategy.

Cumulative Impacts	Although air quality is generally good and there are currently no AQMAs in the District, the cumulative effect is likely to be positive for improving air quality and reducing the effects of poor air quality as a result of development and other related activities. The policy will contribute to and enhance the natural and built environment by seeking to prevent new and existing development from being adversely affected by or contributing to unacceptable levels of air pollution and wherever possible, helping to improve local air quality.
Summary	Major Positive Effects: **SO7 Pollution** • Air quality is generally good and at present there are no Air Quality Management Areas (AQMAs) within the District, however, air quality issues have the potential to arise from developments that may generate significant levels of traffic, introduce a new source of air pollution or expose people to existing sources of air pollution. • The policy requires development proposals to improve air quality and reduce the effects of poor air quality, ensuring compliance with the objectives set out in the latest Air Quality Strategy for England, in place at the time of the application, the Air Quality and Emissions Mitigation Guidance for Sussex and/or any subsequent local air quality objectives. • Development proposals should not be located where they would be at unacceptable risk from, or be adversely affected by existing sources of odour, dust and /or other forms of air pollution. • Development proposals are required to minimise any air quality impacts, including cumulative impacts from extant developments, both during the construction process and lifetime of the proposed development, either through the design of the development or, where this is not possible or sufficient, through appropriate mitigation measures. Minor Positive Effects: **SO1 Climate Change Mitigation; SO8 Green & Blue Infrastructure;SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO13 Travel & Accessibility; SO15 Health & Wellbeing and SO16 Quality of Life and Place** • The policy seeks to improve air quality through actively managing patterns of growth and focusing development on locations which are, or can be made, sustainable through limiting the need to travel and offering a genuine choice of transport modes i.e. walking, cycling and public transport, which will reduce carbon emissions, contributing to climate change mitigation. • The policy ensures that unacceptable levels of poor air quality and odour does not result from new development. • Development proposals will only be supported where they do not result in significant adverse effects on sensitive receptors, including human health, biodiversity and green and blue infrastructure. • The application of appropriate mitigation measures will prevent any identified impacts on existing and future occupiers/users of a site. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

NE13 Water Environment and Water Infrastructure

SUMMARY OF RESULTS	Policy No: NE13	Policy: Water Environment and Water 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	For the major and minor positive effects, the effects will remain positive over all timeframes during the plan period.
Mitigation Measures	• Applicants must have due regard to the Environment Agency's Groundwater Protection guides in relation to potentially hazardous development proposed within a Source Protection Zones (SPZs) or within 50m of a private water supply. • Proposals will only be supported where it can be demonstrated that adequate safeguards against possible contamination of groundwater supplies or aquifers can be agreed, implemented and maintained. • Any development adjacent to, over or in a watercourse needs to take into account the Water Framework Directive requirements and opportunities outlined in the South East River Basin Management Plan. • Work beneath the water table will not be permitted unless there is a comprehensive ground water management scheme agreed for the construction, operation, restoration, and ongoing management of the proposal. • Where water infrastructure provision is inadequate / not available, proposals must set out how the appropriate infrastructure improvements will be completed prior to the development's occupation. Any such proposals must be approved by the statutory undertaker. • Development should connect to a public sewage treatment works. If this is not feasible, proposals should be supported by sufficient information to understand the potential implications for the water environment.

	• The necessary infrastructure provision will be secured through planning conditions and / or obligations. • Impacts could also be mitigated through the implementation of specific Local Plan policies in relation to Climate Change, Natural Environment, Housing, the Spatial Strategy and Economy.
Cumulative Impacts	The cumulative effect is likely to be positive, protecting and sustainably managing water quality, supply, levels and ecology of surface water and groundwater resources within the District, whilst ensuring the natural environment and the local population are safeguarded against possible water contamination or scarcity of supply..
Summary	Major Positive Effects:**SO4 Water resources/quality** • Wealden District is located in an area of serious water stress and therefore development must be planned to minimise its impact on water resources and water quality and to provide resilience against the impacts of climate change including security of water supply. • The policy aims to protect and sustainably manage the water environment in Wealden. • Development is required to demonstrate that it would not result in an unacceptable risk to, or adversely affect, the quality, quantity, levels and ecology of surface water and groundwater resources within the District, including reservoirs • Development proposals are required to account for possible groundwater contamination in Source Protection Zones (SPZs) as well as demonstrate that adequate safeguards against possible contamination of groundwater supplies or aquifers can be agreed, implemented and maintained. • The policy expects new development adjacent to watercourses to seek to restore rivers to their natural state, including through de-culverting piped watercourses, where possible. • Any development adjacent to, over or in a watercourse is expected to take into account the Water Framework Directive requirements and opportunities outlined in the South East River Basin Management Plan. • Development proposals are required to demonstrate that there is adequate existing water supply infrastructure (foul and surface drainage as well as drinking water provision) to serve the development over its lifetime. • The policy will minimise any adverse impacts to the quality and quantity of water resources across the District. Minor Positive Effects: **SO2 Climate Change Adaptation; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; SO14 Housing**; **SO15 Health & Wellbeing; SO16 Quality of Life and Place; and SO18 Economy & Employment** • New development adjacent to watercourses should seek to restore rivers to their natural state, including through de-culverting piped watercourses taking into account the Water Framework Directive requirements and opportunities outlined in the South East River Basin Management Plan, which is expected to protect and enhance local character and blue infrastructure across the District. • The policy seeks to minimise the impact on water resources to provide resilience against the impacts of climate change, including security of water supply. • The policy will ensure the natural environment and the local population, including human health, are safeguarded against possible water contamination and that proposals for housing and employment uses are provided with the appropriate infrastructure in relation to water supply and quality. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

NE14 Contaminated Land and Land Stability

SUMMARY OF RESULTS	Policy No:NE14				Policy: Contaminated Land and Land Stability															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	For the major and minor positive effects, the effects will remain positive over all timeframes during the plan period and is likely to be effective on adoption of the policy.
Mitigation Measures	• Proposals on sites where land contamination/instability is known or suspected, or the site is within the vicinity of contaminated/unstable land, are required to submit appropriate Site Risk Assessments, which establish the full nature and extent of any land contamination/instability that may adversely affect sensitive receptors[1], both on-site and in the surrounding area. • Where evidence of contamination is identified, an Options Appraisal and Remediation Strategy are required to be submitted and agreed with the Council, and it must be demonstrated that the land is to be made safe for its intended purpose, in accordance with the requirements set out in the policy.

[1] Sensitive Receptors - Features that are prone to damage from pollution, such as living organisms (including humans), ecological systems, land use, controlled waters, groundwater and the natural environment.

	• If suitable remediation cannot be provided, or the relevant reports indicate that there will be an unacceptable adverse impact on sensitive receptors, which cannot be adequately prevented, avoided, and/or mitigated, planning permission will be refused. • Development proposals should also take adequate and effective measures to avoid risks to the structural integrity of buildings or structures on or adjoining the site. • The implementation of specific Local Plan policies in relation to the Natural Environment and Spatial Strategy could also mitigate impacts.
Cumulative Impacts	The cumulative effect is likely to be positive for preventing land contamination and promoting the remediation of contaminated land, whilst ensuring the natural environment is also safeguarded from the potential impacts arising from the remediation.
Summary	Major Positive Effects: **SO5 Soil, Land & Minerals** • The policy prevents land contamination and promotes the remediation of contaminated land. • The policy has been informed by the Planning Practice Guidance, Environment Agency's Land Contamination Risk Management (LCRM) Guidance and Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 and Environment Agency's Groundwater Protection guides in relation to potentially hazardous development proposed within a SPZ. • Where land contamination/instability is known or suspected, or the site is within the vicinity of contaminated/unstable land, proposals are required to submit appropriate Site Risk Assessments, which establish the full nature and extent of any land contamination/instability that may adversely affect sensitive receptors, both on-site and in the surrounding area. • The policy also requires that where evidence of contamination is identified, an Options Appraisal and Remediation Strategy is submitted and agreed with the Council and must demonstrate that the land is to be made safe for its intended purpose. • If suitable remediation cannot be provided, or the relevant reports indicate that there will be an unacceptable adverse impact on sensitive receptors, which cannot be adequately prevented, avoided, and/or mitigated, planning permission will be refused. • The policy will prevent land contamination and promote the remediation of contaminated land. Minor Positive Effects: **SO4 Water resources/quality; SO8 Green & Blue Infrastructure; SO9 Biodiversity and SO15 Health & Wellbeing** • The policy prevents land contamination and promotes the remediation of contaminated land, which will ensure that the natural environment is protected from pollution, which will also ensure there is no significant adverse impact on water quality, green and infrastructure biodiversity, and the health and wellbeing of future users of a site and the surrounding area. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

A9d Historic Environment

HE1 The Conservation, Protection and Enhancement of the Historic Environment

SUMMARY OF RESULTS	Policy No: HE1				Policy: The Conservation, Protection and Enhancement of the Historic Environment															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption.
Mitigation Measures	• Any potential impacts on the historic environment need to be considered early in the design process to ensure that they can be minimised or avoided. • Any archaeological research and investigation that is necessary also needs to be carried out at an early stage in order to inform the design process, and this includes any investigative work on above ground archaeology such as buildings. • Proposals could also mitigate impacts by identifying and fully incorporating opportunities to better reveal the significance of the historic environment through protecting the setting of settlements, important views between historic settlements and across the landscape, reflecting the current good practice advice and research produced by Historic England. • The implementation of specific Local Plan policies in relation to Climate Change, Design, the Natural Environment, Historic Environment , Infrastructure, the Spatial Strategy, Economy and Town Centres could help mitigate other impacts.

Cumulative Impacts	Impacts are likely to be positive as the policy will ensure development proposals affecting the historic environment are managed positively and continuously for the multiple benefit of the existing population and visitors, whilst protecting and conserving the historic environment for future generations to enjoy. The cumulative impact of incremental small-scale change on the significance of heritage assets can have as great an effect as a larger scale change and again, needs to be considered early in the design process.
Summary	Major Positive Effects: **SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; and SO16 Quality of Life and Place** • The policy will ensure the conservation, protection and enhancement of the historic environment. • The policy has been informed by national policy (NPPF and PPG). • The policy requires heritage to be at the heart of place-making and will ensure heritage is considered early in the design process. • The policy will ensure proposals conserve, protect and enhance the significance, diversity, local character and distinctiveness of the historic environment, including heritage assets, settings and landscapes, through the positive management of development and the management of change, for its future conservation and enjoyment, contributing to good design and sustainable development. • The policy makes clear the criteria that could affect the historic environment, which applicants must demonstrate have been addressed, to satisfy the Council that the significance of Wealden's historic environment, including heritage assets and their settings and landscapes are protected and not diminished for future generations. Minor Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO13 Travel & Accessibility; SO14 Housing; SO15 Health & Wellbeing; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** • The policy has a minor positive impact against the majority of sustainability objectives. • Conserving a heritage asset and the setting of a heritage asset and/or enhancing the special character of the historic environment, including trees, hedges, green space, landscaping and other planting could help sequester carbon emissions, air and noise pollution, and contribute positively to climate change adaptation. • The policy could also maximise opportunities to deliver nature-based solutions to reduce the adverse impacts of the urban heat island effect, contributing positively to climate change adaptation, provide flood resilience to minimise flooding from all sources and could help reduce the risk of water pollution and soil loss/erosion and contribute to nature recovery and sustaining biodiversity. • Proposals affecting the historic environment are required to preserve and ensure clear legibility of and hierarchy of locally distinctive vernacular building forms / groups of traditional vernacular buildings and their settings, features, fabric and materials whether within urban or rural areas or within historic farmstead complexes. • Conserving and/or enhancing the special character of the Historic environment could protect a mix of building types and uses, spaces and places local people use as homes, and/or shape the environment where local people live, and this is expected to have positive effect for housing and quality of life and place. • The policy could also help facilitate heritage tourism, which could provide business opportunities, and support investment and employment opportunities, contributing positively to economic activity and the viability and vitality of town and village centres. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

HE2 Heritage Assets

SUMMARY OF RESULTS SA EFFECTS	Policy No: HE2				Policy: Heritage Assets															
	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:	Policy NO: HE2 Policy: Heritage Assets
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• Any development affecting a heritage asset (both designated and non-designated) and /or its setting must demonstrate sufficient understanding of the significance of the heritage asset and / or its setting through the provision of a heritage statement which provides detail proportionate to the importance of the heritage asset. • Setting and views to and from heritage assets can form an important and integral part of their significance and development must be informed by an understanding of setting in accordance with current Historic England good practice advice including a consideration of where change may better reveal significance and where views are important and should be respected and protected. • Where a proposal will result in the partial or total loss of a heritage asset or its setting, the applicant will be required to secure a programme of recording and analysis of that asset and archaeological excavation where relevant and ensure that the information is recorded to an appropriate standard and submitted to the East Sussex Historic Environment Record.

	• Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, it will only be supported where it can be demonstrated that there are heritage benefits and that the harm can be weighed against the public benefits including securing the optimum viable use of the heritage asset. • Proposals affecting heritage assets that seek to install energy efficiency improvements or improve environmental sustainability will be supported where it can be demonstrated that the proposed measures take a 'whole building approach' and are suitable for the asset, and informed by an understanding of their specific performance, including construction and materials. • The implementation of specific Local Plan policies in relation to Climate Change, Design, the Natural Environment, Historic Environment, the Spatial Strategy, Economy, Town Centres and Infrastructure could help mitigate other impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure development proposals affecting heritage assets and their setting conserve and enhance the significance of the heritage asset and the District's unique heritage offer whilst making a positive contribution to the local character and distinctiveness of the local area.
Summary	Major Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO5 Soil, Land & Minerals; S06 Waste; SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; and SO16 Quality of Life and Place** • The policy recognises the value of safeguarding, conserving and enhancing the significance, historic function and the setting of heritage assets and the wider historic environment, whilst making a positive contribution to local character and distinctiveness. • The policy has been informed by the NPPF, The East Sussex Historic Environment Record (ESHER), maintained by East Sussex County Council, Conservation Area Character Appraisals and other sources of information including the Heritage Gateway, the Historic England Advice, The Keep, local history societies and museums, the High Weald AONB Management Plan and Housing Design Guide, the National and Local Landscape Characterisation and Sensitivity Studies and other guidance as relevant. • The policy will support proposals affecting heritage assets that seek to install energy efficiency improvements or improve environmental sustainability where it can be demonstrated that the proposed measures take a 'whole building approach' and are suitable for the asset, and informed by an understanding of their specific performance, including construction and materials, which is expected to have a positive impact on carbon emissions and contribute to climate change mitigation and adaptation. • Many historic buildings incorporate a mix of uses and are of high densities, therefore, conserving and enhancing historic buildings through the policy is expected to encourage the efficient use of land, an existing building and/or infrastructure. • The policy supports the change of use of heritage assets where appropriate and this is expected to reduce greenfield development and the amount of derelict, underused and vacant land, and promote the re-use of buildings. • The policy will help to reduce waste by minimising the use of materials through the retention and repair of historic buildings. • The policy supports proposals that seek to safeguard, conserve and enhance the significance of heritage assets (including non-designated heritage assets), their historic function and their setting, making a positive contribution to local character and distinctiveness. • Conserving and/or enhancing heritage assets will help connect people to places providing identity and a sense of place and belonging. Minor Positive Effects: **SO14 Housing**; **SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centres; SO20 Education & Skills;** • Conserving and enhancing heritage assets such as listed buildings, through the policy could provide homes that would help meet part of the District's local housing need. • Conserving and/or enhancing heritage assets and their setting can make the local area special and pleasurable to experience and could also provide benefits such as foster a sense of place and belonging, provide places and spaces that link to shared histories and identities, helping people to connect and interact and shaping their local identity, understanding and learning.

	• The policy recognises the benefits of securing the long-term survival and enhancement of heritage assets. The economic value of the long-term preservation of heritage assets supports the visitor economy, businesses, including high street businesses and local jobs, which are likely to boost the local economy and the vitality and viability of town and village centres. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major Positive effect.

HE3 Conservation Areas

SUMMARY OF RESULTS	Policy No:HE3				Policy: Conservation Areas															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• Proposals will need to demonstrate that they will preserve or enhance the special character of a Conservation Area when considering design, scale and density of development and also building materials and finishes. • Planning applications which directly or indirectly affect the significance of a Conservation Area should be informed by and respond to the Conservation Area Character Appraisals and any future Management Strategy. • Buildings that make a negative or neutral contribution to a Conservation Area may be replaced or refurbished where this will result in a high-quality design and an enhancement to the character and appearance of the Conservation Area including replacement of shopfronts of inappropriate/poor design. • Inappropriate alterations to unlisted buildings that make a positive contribution to a Conservation Area, will be resisted. • Proposals will be subject to other policies in the Local Plan in relation to Climate Change, Design, the Natural Environment, Historic Environment, the Spatial Strategy, Economy, Town Centres and Infrastructure, which will provide additional mitigation measures.

Cumulative Impacts	Impacts are likely to be positive as the policy will ensure development proposals within or adjoining a Conservation Area seek to preserve or enhance the existing architectural, historic character, townscape appearance, quality and setting of a designated Conservation Area, where proposals are within or adjoining Conservation Areas. Where inappropriate development gradually erodes the special architectural or historic character Conservation Areas despite their designation, an Article 4 Direction will be imposed.
Summary	Major Positive Effects: **SO8 Green & Blue Infrastructure;SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage** • The policy will ensure proposals within or adjoining a Conservation Area preserve or enhance the existing architectural, historic character, townscape appearance, quality and setting of a designated Conservation Area. • The policy has been informed by Conservation Area Character Appraisals. • The policy will allow proposals within or adjoining a Conservation Area to restore the original details, historic fabric or preserve or enhance the specific features of interest including landscaping features such as trees, walls, fences, green infrastructure and other special features that make a positive contribution to the character and appearance of a Conservation Area. • The policy will ensure proposals within or adjoining Conservation Areas, preserve or enhance the special character of a Conservation Area when considering design, scale and density of development and also building materials and finishes. Minor Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centres**; **and SO20 Education & Skills** • The policy will support proposals within or adjoining a Conservation Area where they involve restoring original details, historic fabric or preserving or enhancing specific features of interest including landscaping features such as trees, green infrastructure and other special features that make a positive contribution to the character and appearance of a Conservation Area • The policy could help sequester carbon emissions, and contribute positively to climate change mitigation and adaptation, air and noise pollution, flood risk, and water and soil quality. • Preserving and enhancing the special architectural or historic interest of Conservation Areas within the District is likely to increase public use and enjoyment which has positive impacts on health and wellbeing and quality of life and make the District more attractive to visitors and businesses, which could boost economic activity and job creation, which will promote the vitality and viability of town and village centres as well as stimulate the local economy. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor positive effect.

HE4 Enabling Development

SUMMARY OF RESULTS	Policy No: HE4				Policy: Enabling 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 impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption
Mitigation Measures	• Applicants will have to demonstrate that they have investigated all alternative ways of securing the asset, including sources of public and private investment before submitting a proposal for an enabling development. • A costed conservation management plan will have to accompany any application for enabling development and should identify the correct level of conservation that will sustain the asset in the long term and justify the scale of enabling development proposed. • To avoid development being carried out without the conservation benefits being achieved, the benefits will be secured using a S106 agreement. • Proposals will be subject to other policies in the Local Plan in relation to Design, the Natural Environment, Historic Environment, Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure, which will provide additional mitigation measures.
Cumulative Impacts	Impacts are likely to be positive where an enabling development is required to secure the long-term future conservation of a heritage asset, and, where applicable, its continued use for a sympathetic purpose, only where the public benefit of securing the future of the heritage asset

	through such enabling development would decisively outweigh the harm of departing from the development plan or from national planning policies.
	Major Positive Effects: **SO11 Historic & Cultural Heritage** • The policy provides for enabling development which would ordinarily conflict with other planning policies but would secure the long-term future conservation of a heritage asset, and its continued use for a sympathetic purpose, where the public benefit of securing the future of the heritage asset through such enabling development would decisively outweigh the harm of departing from the development plan or from national planning policies. • The policy has been informed by the NPPF. • The policy will ensure development that would solve the conservation needs of a heritage asset (not the financial needs of the present owner or to compensate for the price paid for the site) and would secure the future of heritage assets in the District are delivered where it is demonstrated that all alternative ways of securing the asset, including sources of public and private investment have been investigated. Minor Positive Effects: **SO10 Landscape & Townscape; SO14 Housing; SO16 Quality of Life and Place; SO18 Economy & Employment; SO19 Town & Village Centres**; **and SO20 Education & Village Skills** • The policy could enable the provision of housing by securing the long term future and safety of a heritage asset and could provide maximum revenue, compared to other uses, to meet the costs of repair of a dilapidated heritage asset or converting it to optimum viable use if appropriate. • The policy could result in the delivery of well-designed enabling development, which minimises potential adverse effects on a heritage asset and its setting and create a place or space which will contribute towards quality of life and social cohesion. • The policy could also provide a boost to heritage tourism and create jobs which is expected to stimulate the economic vitality across the District, including town and village centres. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

HE5 Historic Parks and Gardens

SUMMARY OF RESULTS SA EFFECTS	Policy No: HE5 Policy: Historic Parks and Gardens																			
	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption.
Mitigation Measures	• Proposals affecting Registered Parks and Gardens, must be able to demonstrate that any harm can be outweighed by public benefits commensurate to the level of harm arising. • Where proposals affect non designated Historic Parks and Gardens consideration will be given to the significance of the asset, the extent of impact on its significance, as well as the scale of any harm or loss to the asset as balanced against the public benefits that may result from the development proposal. • The implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Historic Environment, the Spatial Strategy, Economy, Town Centres and Infrastructure will help mitigate other impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure development proposals affecting Historic Parks and Gardens on the national register or of local significance preserve or enhance the special historic interest, significance, character and appearance and design and layout of the landscape feature.

Summary	Major Positive Effects: **SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage** • The policy will ensure development proposals affecting Historic Parks and Gardens on the national register or of local significance maintain, conserve or enhance the special historic interest, significance, character and appearance and design and layout of landscape features such as open space, views in and out, planting, water features, built features and archaeological remains, that make up Historic Parks and Gardens. • The policy has been informed by designed landscapes which are considered significant enough to be designated and included on the Register of Parks and Gardens of Special Historic Interest in England, compiled by Historic England, and there are those of local significance. • The policy will ensure development proposals conserve and enhance the setting of the landscape features that make up Historic Parks and gardens, including significant views to and from the park or garden. • The policy also ensures that applicants are clear on the circumstances where development affecting Historic Parks and gardens, both registered and unregistered, may be acceptable. Minor Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO14 Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** • By preserving and enhancing landscapes features, including open space and other planting that make up Historic Parks and Gardens, the policy could help sequester carbon emissions and contribute positively to climate change mitigation and adaptation, air and noise pollution, flood risk, water and soil quality, nature recovery and biodiversity. • The policy supports development proposals where they take opportunities to restore original features and increase public access where appropriate, which is likely to improve connectivity and promote the use of sustainable and actives modes of travel. • By maintaining, conserving and/or enhancing the special historic interest and significance of Historic Parks and Gardens, the policy will promote a sense of belonging, cultural identity and meaning, solidarity/unity and social cohesion, and provide fulfilment and pleasure; all elements strongly linked to the mental health and wellbeing, and quality of life. • The policy will also promote heritage tourism, which is linked to economy growth, the vitality and viability of town and village centres and job creation. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

HE6 Archaeology

SUMMARY OF RESULTS	Policy No: HE6				Policy: Archaeology															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption
Mitigation Measures	• Where there is potential for impacts to heritage assets with archaeological interest, the Council may include a condition to secure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) subject to approval by the local planning authority and should follow the Sussex Archaeological Standards, ESCC 2019, (or subsequent replacement). • Proposals will be subject to other policies in the Local Plan in relation to the Natural Environment, Historic Environment, the Spatial Strategy, Economy, Town Centres and Infrastructure, which will provide additional mitigation measures.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure that development proposals do not result in substantial harm to Scheduled Monuments and other important archaeological sites, including their setting, and will preserve, protect and / or enhance archaeological sites or remnants of such sites in situ, unless the Written Scheme of Investigation shows that the preservation of archaeological remains in situ is not justified.
Summary	Major Positive Effects: **SO11 Historic & Cultural Heritage**

	• The policy seeks to protect, enhance and promote the District's archaeological heritage, both above and below ground. • The policy is informed by national policy (NPPF) and information included within the Historic Environment Record as Archaeological Notification Areas (ANA). • The policy will ensure Scheduled Monuments and other important archaeological sites, including their setting are protected from development, unless there are exceptional circumstances. In addition, the policy will ensure that archaeological sites or remnants of such sites in situ are preserved, protected and / or enhanced, unless the Written Scheme of Investigation shows that the preservation of archaeological remains in situ is not justified. Minor Positive Effects: **SO5 Soil, Land & Minerals; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO18 Economy & Employment; and SO19 Town & Village Centres and SO20 Education & Skills** • The policy will preserve, protect and/or enhance the District's archaeological heritage above and/or below the ground, which is likely to maintain, conserve and enhance soil quality and mineral resources. • By preserving, protecting and/or enhancing the District's archaeological heritage above and/or below the ground, the policy could contribute to conserving and enhancing the District's landscape character and features. • The policy will consider favourably proposals where they maximise opportunities to conserve, enhance and improve the accessibility and interpretation of archaeological sites, remains or features which could help to build community links, preserve local history and traditions and contribute to the sustainability of the District's towns and villages where cultural heritage is valued and nurtured. • The protection, enhancement and promotion of the District's archaeological heritage is likely to facilitate heritage tourism and employment opportunities/local jobs which could increase footfall and activity, contributing to the economic vitality and viability of town and village centres and economic growth. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

A9e Housing

HO1 Housing Type and Mix

SUMMARY OF RESULTS SA EFFECTS	Policy No: HO1 Policy: Housing Type and Mix																		
	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	For the major positive impacts, some of the effects are likely to be minor positive in the short term, increasing to a major positive as the policy is implemented during the plan period and therefore major positive overall.
Mitigation Measures	• For both market and affordable homes, the housing mix of new developments should have regard to the Council's latest evidence base. • The housing mix of new residential development (including mixed use schemes), where not covered by other strategic allocation policies within this local plan, will be considered against the criteria set out in the policy as relevant to the scheme. • If the proposed residential development fails to take opportunities to deliver a residential development that reflects the housing mix specified in the policy, subject to the criteria set out in the policy, then the residential scheme will not be supported. • For market homes, the Council will seek to ensure that the size of bedrooms for smaller homes (1-3 bedrooms) are not capable of further subdivision.

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

HO2 Density

SUMMARY OF RESULTS	Policy No: H02				Policy: Density															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The policy will be implemented on adoption of the Local Plan and will therefore have an impact throughout the plan period.
Mitigation Measures	• The policy identifies the need for proposals to be delivered at the right densities. • Planning permission will be refused where new housing is not delivered at the required density and mix, and where there is significant harm to the local environment (including woodland), topography, heritage assets, landscape, townscape and biodiversity. • Where impacts are uncertain the use of other Local Plan policies in relation Climate Change, the Natural Environment, Housing, Historic Environment, the Spatial Strategy, Economy, Town Centres and Infrastructure should provide the necessary mitigation to ensure a positive impact.
Cumulative Impacts	The cumulative impacts for the policy are mixed. Whilst there is likely to be a combined positive impact of increasing density across the District by increasing the potential for sustainable travel and access to services and reducing the requirement for the development of greenfield land, the impact upon infrastructure is uncertain and will need to be carefully considered in the decision making process.
Summary	Major Positive Effects: **SO5 Soil, Land & Minerals; landscape & Townscape; Historic & Cultural Heritage; Travel & Accessibility; SO14 Housing; SO16 Quality of Life & Place; Economy & employment and SO19 Town & Village Centres.**

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

HO3 Brownfield Land

SUMMARY OF RESULTS	Policy No: H03				Policy: Brownfield Land															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption.
Mitigation Measures	• Mitigation measures will ensure suitable design and layout and to minimise impacts on established character. • The environment of the surrounding area will be addressed through specific Local Plan policies relating to Climate Change, the Natural Environment, Historic Environment, Housing, Town Centres and Infrastructure.
Cumulative Impacts	The cumulative effect is likely to be positive as the policy aims to deliver new development on brownfield land in sustainable locations to minimise greenfield development whilst ensuring the necessary safeguards are in place to address the established character of the area, viability, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO5 Soil, Land & Minerals; SO13 Travel & Accessibility and SO14 Housing** • The policy will ensure that new development on brownfield land occurs within development boundaries of settlements defined within the 'settlement hierarchy' as sustainable.

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

HO4 Small and Medium Sized Housing Sites

SUMMARY OF RESULTS	Policy No: HO4				Policy: Small and Medium Sized Housing Sites															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption.
Mitigation Measures	• Mitigation measures to ensure suitable design and layout and minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to the Natural Environment, Historic Environment, Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering a range of housing mix and type on small and medium size sites in the district which can make an important contribution to meeting the identified need whilst ensuring the necessary safeguards are in place to address the established character and density of the area, viability, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO Housing** • The NPPF (paragraph 70) requires the Council to identify, through the development plan and brownfield land registers, land to accommodate at least 10% of its housing requirement on sites no larger than one hectare, unless there are strong reasons why this target cannot be achieved.

	• The policy will deliver new homes on small and medium sized sites, up to 1 hectare of land, in line with the NPPF, which supports the Council's view that up to 1 hectare of land is appropriate in Wealden, because it generally reflects a scale of development that would be brought forward by small and medium size builders. • Positive effects are expected for housing as the policy will ensure a range of housing mix and types, including a mix of smaller homes of 1, 2 and 3 bedroom, self-build and custom build homes, affordable housing, community-led schemes and specialist accommodation are built on appropriate smaller sites. Minor Positive Effects: **SO5 Soil, Land & Minerals; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage;SO13Travel and Accessibility; SO15 Health& Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills,** • The policy will deliver a range of housing mix and type on small and medium sized sites (under one hectare) and offers opportunities for land to be used efficiently and to be considered against the site-specific constraints of the site, including transport and accessibility and biodiversity. • The policy offers opportunities for new development to protect and enhance the quality and local distinctiveness of the District's landscape and townscape as well as heritage assets and their setting. • Delivering a range of housing mix and type on small and medium sized sites, could have adverse impacts on biodiversity, transport and accessibility and local character, including heritage assets and their setting, however, this could be mitigated through the implementation of other Local Plan policies. • The policy will have positive outcomes for health and wellbeing, quality of life and social inclusion, as local housing need will be met through the provision of a range of housing mix and type, which is likely to facilitate the creation of balanced communities and will in turn foster a strong sense of community and enhance the quality of life for local people. • The policy is likely to provide economy-wide benefits by offering opportunities for small and medium size sites to be used to provide a wide range of housing mix and types. The construction of homes is expected to create new, but short-term employment opportunities and jobs, particularly for small and medium housebuilders. • The policy is likely to encourage the vitality and viability of towns and village centres by offering opportunities for small and medium size sites to be used to provide appropriate residential development at different locations which include town and village centres. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

HO5 Self Build and Custom Housebuilding

SUMMARY OF RESULTS	Policy No: HO5	Policy: Self-Build and Custom Housebuilding																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and will become effective on adoption of the policy.
Mitigation Measures	• On sites of 20 dwellings (gross) or more, the provision of fully serviced plots for self-build and custom housebuilding should be made on site. At least 5% of the total dwellings should be made available for self-build and custom build plots, where this will not result in the over provision of this type of housing when considering the Council's supply / demand evidence. The onus will continue to be with the applicant to demonstrate that the self-build and custom-build plots are not required within the District based on the evidence of need for self-build and custom build plots within the plan period. • A design code, prepared by the developer and agreed with the District Council, will need to be followed for each plot and individual plot passports will also be required. • Where serviced plot(s) for self-build and custom-build housing have been sought as part of a strategic allocation within the Local Plan, or on sites of 20 dwellings (gross) or more, those plots must be prominently marketed for sale to self or custom builders for at least 12 months (or another period of time if mutually agreed between the two parties), at a reasonable price (this may be independently assessed

	through the Council) and if not sold, the plot(s) can return to the developer to be constructed as open market housing or in line with the terms set in a specific legal agreement. • Other mitigation measures to ensure suitable design and layout and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to Housing, the Spatial Strategy, Economy and Town Centres.
Cumulative Impacts	The cumulative effect is likely to be positive in providing fully serviced plots for self-build and custom housebuilding for at least 5% of the total dwellings on sites with 20 or more dwellings in the district. Although this need may be small, the provision of self-build and custom housing can make an important contribution to meeting the overall identified need whilst ensuring the necessary safeguards are in place to address the established character and density of the area, viability, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing** • The policy will ensure that fully serviced plots for self-build and custom housebuilding for at least 5% of the total dwelling on sites with 20 or more dwelling are provided. • The policy has been informed by the latest Local Housing Needs Assessment (2021) and Wealden's Self-Build and Custom-Build Register from the 31 October 2016 up to 30 October 2020. • The policy is expected to provide greater certainty on the actual number of self-build and custom build plots that would be made available for purchase and/or delivered within new residential schemes. Minor Positive Effects: **SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO18 Economy & Employment and SO19 Town & Village Centres** • The policy is expected to diversify the District's housing market and increase consumer choices, enabling access to a specific housing type, which may stimulate business growth and improve the viability and vitality of town and village centres with positive impacts for health and wellbeing, quality of life and place and social deprivation. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

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

SUMMARY OF RESULTS	Policy No:HO6				Policy: Houses in Multiple Occupancy (HMOs) and Subdivision of Existing Dwellings															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and will become effective on adoption of the policy.
Mitigation Measures	• Outside of development boundaries, as defined on the Policies Map, the conversion and subdivision of larger residential property into smaller dwelling units, will be supported provided all of the policy criteria are met. • Other mitigation measures to ensure suitable design and layout and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to the Natural Environment, Historic Environment and Housing.
Cumulative Impacts	The cumulative effect is likely to be positive for subdivision of existing dwellings and Houses in Multiple Occupancy (HMOs) in the District, which can make an important contribution to meeting the identified need whilst ensuring the necessary safeguards are in place to address the established character and density of the area, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing** • The policy will enable proposals for the development of and change of use of an existing property to a House in Multiple Occupation (HMOs) and the conversion and subdivision of larger residential property into smaller dwelling units.

	• The policy has been informed by national policy (the NPPF) and the Council's Local Housing Needs Assessment (2021), which has established an imbalance in the District's housing stock with many large 4+ bedroom dwellings that will not meet the District's changing housing need across the plan period for smaller homes, and also has identified that there is a growing number of one person households in the District who are seeking smaller forms of accommodation. Minor Positive Effects: **SO5 Soil, Land & Minerals; SO6 Waste; SO10 Landscape & Townscape and SO11 Historic & Cultural Heritage** • The policy ensure issues of waste management, rural character, design and visual amenity, heritage, local housing needs and other site specific constraints and are considered in the decision-making process. • The policy encourages the reuse of existing buildings, which will promote the efficient use of land. • The policy ensures all proposals for HMOs and the subdivision of existing dwellings provide adequate storage areas for refuse and recycling, which is likely to promote resource efficiency as well as sustainable waste management in line with the waste hierarchy; reduce, reuse , recycle, recover and disposal. • All proposals will be required to be in keeping with the established character of the locality, having regard to the appearance and general design/visual integrity of the original building and surrounding area as well as protect and enhance their intrinsic heritage interest. No Significant Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO7 Pollution; SO8 Green & Blue Infrastructure;SO9 Biodiversity; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centres** and **SO20 Education & Skills** Minor Negative Effects: None Major Negative Effects: None Uncertain: **SO13 Travel and Accessibility** • The policy will require all proposals for HMOs and the subdivision of existing dwellings to provide cycle storage, which is expected to encourage/increase bicycle ownership and promote cycling, a sustainable travel mode. The policy will also require suitable vehicular access which could create safer routes and permeability for pedestrians and cyclists. • The policy's requirement for suitable vehicular access and adequate car parking spaces on site could encourage car ownership and the need to travel by car. The adverse impacts could be mitigated by high quality design and the successful implementation of other Local Plan policies. Overall, the policy is shown to have a Minor Positive effect.

HO7 Rural Exception Sites to Meet Local Housing Needs

SUMMARY OF RESULTS	Policy No: HO7				Policy: Rural Exception Sites to meet Local Housing Need															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption.
Mitigation Measures	• In all cases, planning permission will be subject to a legal agreement to ensure that the affordable housing accommodation remains available to meet local housing needs in perpetuity. • Proposals which promote market housing will not be supported unless it is verified by an independent financial appraisal that market housing is required to deliver the affordable element of the scheme. Where a viability case is justified, the Council will accept the minimum enabling amount of market housing only to ensure that affordable homes is the primary use, which will be subject to an independent assessment by the Council's appointed consultant, and the costs paid for by the applicant. • Market housing will be required to demonstrate that it meets the parishes local market housing need. • Other mitigation measures to ensure suitable design and layout and to minimise impacts on the surrounding character and landscape will be addressed through specific Local Plan policies relating to Climate Change, the Natural Environment, Historic Environment, Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure.

Cumulative Impacts	The cumulative effect is likely to be positive in delivering rural affordable housing in the District, which can make an important contribution to meeting the identified need whilst ensuring the necessary safeguards are in place to address the established character and, viability, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing and SO17 Social Deprivation** • The policy will facilitate the delivery of rural affordable housing to meet local housing need. • The policy has been informed by the Council's Local Housing Needs Assessment (2021), which identifies that residents in rural areas require affordable housing to remain in their locality. • The policy is in accordance with the NPPF and will support a flexible approach for housing in rural areas to ensure that the Council is responsive to local circumstances and support housing developments that reflect local needs. • The policy will help ensure that rural exception sites remain affordable in perpetuity and people with the greatest local connection are given highest priority in both initial and future occupancy. • The policy is likely to address issues of social deprivation, including poverty by improving the affordability of housing. By providing rural affordable housing, the policy could address a specific housing need of the community, which could also contribute to creating strong and inclusive communities. Minor Positive Effects: **SO1 Climate Change Mitigation; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO13 Travel & Accessibility; SO15 Health& Wellbeing; SO16 Quality of Life and Place; SO18 Economy & Employment and SO19 Town & Village Centres** • The policy will ensure the issues of the carbon emissions, character, visual amenity of the existing and surrounding properties, landscape, heritage, health and wellbeing, local economy, vitality and viability, local housing needs and other site-specific constraints are considered in the decision-making process. • The policy requires new development to be reasonably well located in relation to existing settlements and to provide appropriate footpaths to ensure safe access to local services and public transport, which will facilitate the use of sustainable and active travel modes and is likely to encourage the use of sustainable modes of transport contributing towards reductions in greenhouse emissions and climate change mitigation. • The policy sets out the criteria for managing housing development on rural exception sites and includes a requirement for new development to promote high quality design, relate well to the context of the rural landscape and/or minimise adverse impacts on the character of the area, the wider landscape or the amenity of adjoining properties for the lifetime of the development as well as heritage assets and their setting. • The policy will have positive outcomes on health and wellbeing as local housing need would be met through the provision of a rural affordable housing and is likely to facilitate the creation of balanced communities, which will further enhance the quality of life for local people. • The policy is likely to provide economy-wide benefits by offering opportunities for rural affordable housing provision which is linked to business growth in rural areas. The construction of rural affordable housing could create new, but short term employment opportunities and jobs. • The policy is likely to encourage the vitality and viability of towns and village centres by offering opportunities for rural affordable housing at different locations, including village centres. No Significant Effects: **SO2 Climate Change Adaptation; SO4 Water resources/quality; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure;SO9 Biodiversity; SO12 Digital Infrastructure and SO20 Education & Skills,** as the policy is unlikely to have a significant effect. Minor Negative Effects**:** **SO5 Land, Soils & Minerals** • The policy prioritises the use of greenfield land for development, which does not ensure the efficient use of land.

	Major Negative Effects: None Uncertain: **SO3 Flood risk** • The delivery of new development in rural areas could lead to more growth either within or around flood zones, however, impacts are dependent on how schemes will be brought forward, and other Local Plan policies will be implemented. Overall, the policy is shown to have a Minor Positive effect.

HO8 Affordable Housing

SUMMARY OF RESULTS SA EFFECTS	Policy No: HO8 Policy: Affordable Housing																			
	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/ Reversibility	The policy will be implemented on adoption of the Local Plan and will therefore have an impact throughout the plan period.
Mitigation Measures	• Financial contributions will be sought in lieu of on-site affordable housing on permanent residential caravan sites only. • Where a proposal comes forward with an affordable housing contribution higher than that required under the policy, the Council will consider this on a case-by-case basis and will only seek to support schemes that deliver mixed and balanced communities, as well as provide sufficient infrastructure contributions and/or on-site infrastructure necessary to make the development acceptable in planning terms. • If a development site is sub-divided to create two or more separate development schemes, one or more of which falls below the relevant affordable housing threshold, the Council will require an appropriate level of affordable housing to reflect the provision that would have been achieved on site as a whole, had it come forward as a single scheme. • There may be exceptional circumstances where the provision of on-site affordable housing is not viable or desirable. Where it can be proven that the affordable housing requirement cannot be achieved, due to economic viability, there will be flexibility in meeting stated targets. It will be the responsibility of the applicant to demonstrate that the requirements of the policy cannot be met, and that the closest

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

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

HO9 Gypsy, Traveller and Travelling Showpeople - Site Criteria

SUMMARY OF RESULTS	Policy No:HO9				Policy: Gypsy, Traveller and Travelling Showpeople – Site Criteria															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption
Mitigation Measures	• The applicant will need to demonstrate that the site or extension satisfies a clearly defined need, as evidenced by the GTAA for Wealden District, and/or the best available evidence of the applicant to demonstrate both their ethnicity and 'cultural need' for the accommodation, with respect to the PPTS and the Equalities Act (2010). • Impacts could be mitigated by screening proposals with existing or new native vegetation that contains the site visually. The screening should be maintained permanently, and any planning application should be accompanied by a landscape management plan to ensure it remains in perpetuity. Good design will also allow proposals to be well designed and laid out, ensuring that suitable amenity space is provided in terms of open space and soft landscaping, whilst limiting the use of hard standing and permanent structures. • In cases where proposals are in or adjacent to the High Weald National Landscape, or where the proposal is within the setting of the South Downs National Park, the policy requires the scale and the extent of development to be limited, sensitively located and designed to avoid or mitigate adverse impacts on these designated landscapes; harm of the site visually, particularly when located within or adjacent to the setting of a designated landscape.

	• The applicant will need to demonstrate that the site will be large enough to enable vehicle movements within the site, including parking and circulation to take place, having regard to the number of pitches/plots provided on site. Each pitch/plot should at least be able to accommodate 1 mobile home, 1 touring caravan and 2 car parking spaces. • Other impacts can be addressed through specific Local Plan policies relating to Climate Change, the Natural Environment, Historic Environment, Housing, the Spatial Strategy, Town Centres and Infrastructure.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering new or extended permanent and temporary sites for Gypsy and Traveller pitches and Travelling Showpeople plots across the District, which can make an important contribution to meeting the defined need in the GTAA, whilst ensuring the necessary safeguards are in place to address the established character, site specific constraints and local housing needs. Some adverse impacts are expected on the existing landscape character of the District with the delivery of plots and pitches, especially where proposals are in or adjacent to the High Weald AONB, or where the proposal is within the setting of the South Downs National Park. However, this could be mitigated through screening, suitable design and specific Local Plan policies.
Summary	Major Positive Effects: **SO13 Travel & Accessibility and SO14 Housing** • The policy provides criteria which have been formulated in accordance with the guidance contained within the PPTS and local recommendations from the GTAA. • The policy has been informed by national policy, the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2022) and Planning Policy for Traveller Sites (PPTS) (2015). • The policy supports proposals for new or extended permanent and temporary sites for Gypsies, Travellers and Travelling Showpeople where that the site or extension satisfies a clearly defined need, as evidenced by the GTAA for Wealden District, and/or the best available evidence of the applicant to demonstrate both their ethnicity and 'cultural need' for the accommodation, with respect to the PPTS and the Equalities Act (2010), and seeks to deliver the accommodation needs of the Gypsy, Traveller and Travelling Showpeople community over the plan period. • The policy will ensure pitches are delivered in or around an existing sustainable settlement with local services and facilities, particularly shops, public transport provision, primary health care and schools, and this is likely to promote and facilitate access to key services and facilities by sustainable and active travel modes. Minor Positive Effects: **SO1 Climate Change Mitigation; SO3 Flood risk; SO4 Water resources/quality; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health& Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO19 Town & Village Centres** and **SO20 Education & Skills** • The policy requires Gypsies, Travellers and Travelling Showpeople sites to be sustainably located, with access to local services and facilities including public transport provision, which is likely to encourage the use of sustainable and active travel modes, and this will have a positive impact on greenhouse gas emissions and contribute positively to climate change mitigation. • The policy will also ensure plots are delivered away from areas at risk of flooding of all types, given the vulnerability of residential caravans. • New or extended permanent and temporary sites will be required to have be provided with, drinking water and sewage treatment facilities, and waste disposal facilities and this is expected to have positive impacts for water resources and waste respectively. • The policy expects proposals for new or extended permanent and temporary sites to be well designed and laid out, ensuring that suitable amenity space is provided in terms of open space and soft landscaping, and this could enhance green infrastructure. • The policy requires new or extended permanent and temporary sites to relate well to an existing sustainable with local services and facilities, particularly shops, public transport provision, primary health care and schools, and designated landscape such as within or adjacent to the High Weald AONB, or where the proposal is within the setting of the South Downs National Park.

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

HO10 Gypsy, Traveller and Travelling Showpeople – Safeguarding Sites

SUMMARY OF RESULTS	Policy No:HO10	Policy: Gypsy, Traveller and Travelling Showpeople -Safeguarding Sites																	
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Impact on Housing (SO14) is likely to be positive across all timeframes and the policy will become more effective on adoption.
Mitigation Measures	None.
Cumulative Impacts	The cumulative effect is likely to be positive as safeguarding suitable Gypsy, Traveller and Travelling Showpeople sites with permanent planning permission in the district, will ensure that the needs identified in the GTAA for those who meet the PPTS definitions need are met.
Summary	Major Positive Effects: **SO14 Housing** • The policy will safeguard existing lawful Gypsy and Traveller sites with permanent planning permissions across the District to meet the needs identified in the Council's Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2022) for those who meet the PPTS definitions. • The policy has been informed by the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2022) and Planning Policy for Traveller Sites (PPTS) (2015).

	• The policy is expected to safeguard suitable sites with permanent planning permission, but will also allow for the Gypsy, Traveller and Travelling Showpeople community to vacate sites that are no longer suitable for such a use, providing a site of equal or better quality, with equal or better access to services. Minor Positive Effects: None No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major Positive effect

HO11 Specialist Housing for Older and Vulnerable People

SUMMARY OF RESULTS	Policy No: HO11				Policy: Specialist Housing for Older and Vulnerable People															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• Retirement villages will be supported, where these are provided on strategic housing allocations or other suitable housing sites (that accords with other relevant policies of this Local Plan), if the proposal meets the needs of older and vulnerable people specifically (including extra care or supported accommodation). • The Council will particularly encourage schemes that meet identified local needs for those on lower incomes and provide affordable accommodation for rent and shared ownership/equity. • Where there is a local need within the Parish or in a combination of Parishes that are adjacent to each other, the Council would support, subject to other policies in this plan, specialist housing coming forward on a rural exceptions site under Policy HO7 (Rural Exception Sites). • The loss of existing older persons' accommodation and specialist housing will not be supported unless it is demonstrated to the Council's satisfaction that the criteria set out in the policy have been met. In order to demonstrate compliance, appropriate, detailed and robust

	evidence will be required to satisfy the criteria. The Council may require the independent assessment of such evidence at the cost of the applicant. • Other mitigation measures to ensure suitable design and to minimise impacts on established character, and the environment of the surrounding area will be addressed through specific Local Plan policies relating to Climate Change, the Natural Environment, Historic Environment, Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering an appropriate number of older persons' accommodation and specialist housing across the District, which meets the identified need whilst ensuring the necessary safeguards are in place to address the established character, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing**; **SO15 Health & Wellbeing and SO16 Quality of Life and Place** • The policy aims to deliver older and vulnerable person's accommodation across the district. • The policy has been informed by the Council's latest Local Housing Needs Assessment (LHNA) (2021), Wealden District Council's Housing Strategy (2020-25) and (ESCC) Plan (2022/23). • The policy will prevent the loss of older persons' accommodation and specialist housing and will provide accommodation that will cater for District's anticipated increase in the number of people with age related disabilities or health problems and the increase in the number of adults with multiple and complex needs requiring support over the plan period. • The policy is also expected to provide schemes that incorporate housing with support (sheltered/retirement housing), housing units with care (i.e. extra care), specialist accommodation for those with disabilities and conventional care bedspaces where there is an identified need. • The policy will have positive outcomes on health and wellbeing as it aims to provide housing to support older and vulnerable person's need as early as possible to help them remain healthy and independent. The provision of older persons' accommodation and specialist housing will satisfy a specific need of the people in the community either on a long-term or temporary basis, including people with disabilities, and will support diverse health needs within the community, reducing health inequalities. • The policy is also likely to facilitate the integration of older persons' with the wider community, which could enable the creation of balanced communities, which will further enhance the quality of life for local people. Minor Positive Effects: **SO1 Climate Change Mitigation; SO5 Soil, Land & Minerals; SO6 Waste; SO8 Green & Blue Infrastructure;SO9 Biodiversity; SO13 Travel & Accessibility; SO18 Economy & Employment and SO19 Town & Village Centres** • The policy will support development proposals that deliver specialist housing schemes when the proposals are located within development boundaries or are specified in strategic allocations in the emerging Local Plan. • Development proposed within the development boundary will benefit from being accessible by foot or public transport to local shops, services, community facilities and the wider public transport network. The policy will ensure that residents in specialist housing schemes can access public transport, shops and other community services and facilities and reduce the need to travel by private car, encourage the use of sustainable and active travel modes, reduce greenhouse gas emissions and contribute to climate change, minimise greenfield development and ensure efficient use of land and support residential development in the town centres and their vitality. • The policy requires a specialist housing scheme to incorporate amenity and garden space appropriate to the nature of the scheme. The provision of garden space will provide new or enhanced green infrastructure and improve/increase access to them, support habitats and species, and enhance the development and the settlement and the wider landscape character, including cultural heritage. • The policy will ensure that the housing needs of older and vulnerable persons' is met by ensuring an appropriate number of older persons' accommodation and specialist housing is delivered, which is likely to facilitate the integration of older persons within the wider community, which will in turn support the local economy.

	No Significant Effects: **SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO17 Social Deprivation and SO20 Education & Skills** Minor Negative Effects: None Major Negative Effects: None Uncertain: **SO7 Pollution** • The policy will ensure development proposals are located within the development boundary, which benefit from access to local shops, services, community facilities and the wider public transport network by sustainable ad active travel modes, and has positive impacts on carbon emissions/pollution. • Conversely, most of the sustainable locations across District could result in an increase in air, noise and light pollution during the construction phase and the operation of development. • The impacts are therefore dependent on how schemes will be brought forward, and how the relevant Local Plan policies will be implemented. Overall, the policy is shown to have a Minor Positive effect.

HO12 Residential Accessibility Standards

SUMMARY OF RESULTS	Policy No:HO12																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• Only in circumstances where it can be robustly demonstrated by the applicant that it is not practicable or financially viable to deliver the provisions of the policy or where the requirements are clearly incompatible with conserving and enhancing historic character, will new development be exempt from this policy requirement. • Other mitigation measures to ensure suitable design and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to Climate Change, Housing, the Spatial Strategy and Infrastructure.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering dwellings that comply with the requirements of the Categories M4(2) and/or M4(3) of the Building Regulations 2015, or subsequent Government standard which meets the identified need whilst ensuring the necessary safeguards are in place to address the historic character, flood risk, site topography and other site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing and SO15 Health & Wellbeing**

	• The policy will ensure the delivery of adaptable dwellings for older people and accessible dwellings for people with disabilities, including wheelchair users. • The policy has been informed by national policy (the NPPF), the Building Regulations Approved Document 'Access to and use of buildings' M (2015, amended 2016), Local Housing Needs Assessment (2021) and the Wealden Local Plan Viability Assessment (2023). • The policy will ensure that all new developments are constructed in compliance with the accessibility standards set out in part M4(2) of the Building Regulations, unless it is built in line with M4(3) (a) wheelchair adaptable dwellings or M4(3) (b) wheelchair accessible dwellings of the Building Regulations 2015, or subsequent Government standard. • The policy will make an important contribution towards the local housing need by ensuring that all new dwellings are adaptable for older people and can also accommodate those persons who require a wheelchair, and this is expected reduce the number of unsuitable/unfit home within the District. • The policy is expected to give all residents of the District the opportunity to live and thrive independently, with positive impacts expected for health, wellbeing and health inequalities. Minor Positive Effects: **SO3 Flood risk; SO13 Travel & Accessibility; SO16 Quality of Life and Place; and SO17 Social Deprivation** • The policy ensures issues of flood risk and other constraints, and local housing needs are considered in the decision-making process. • The policy seeks to avoid development in areas vulnerable to flooding, which may make a specific site less suitable for being built to meet requirements M4(2) and M4(3) of the Building Regulations, including where step free access cannot be achieved or is not viable. • The policy aims to support the accommodation needs of people with disabilities, helping to address inequality for those with protected characteristics, including disabled people as well as giving all local residents the opportunity to live and thrive independently. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

HO13 Internal Residential Space Standards for New Dwellings

SUMMARY OF RESULTS	Policy No:HO13																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption.
Mitigation Measures	Impacts will be addressed through the specific Local Plan policies relating to Housing and the Spatial Strategy.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering new residential dwellings that comply with Nationally Described Space Standards or any subsequent government standard whilst ensuring the necessary safeguards are in place to address viability, other site-specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing and SO15 Health & Wellbeing** • The policy will ensure new residential dwellings constructed in the District, including dwellings created through the subdivision of existing dwellings or conversion, comply with the Nationally Described Space Standards or any subsequent Government standard. • The policy has been informed by national policy (Planning Practice Guidance), Local Housing Needs Assessment (2021), Wealden Local Plan Viability Assessment (2022) and Technical housing standards – nationally described space standard (2015). • The policy specifies the space standards for a range of tenure mix and types. By offering a range of tenure mix and types, the policy is expected to make an important contribution to the delivery of homes of suitable sizes to meet the District's housing needs.

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

HO14 Rural Workers Accommodation

SUMMARY OF RESULTS	Policy No:HO14				Policy: Rural Worker Accommodation															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption
Mitigation Measures	• Applicants will need to demonstrate that proposals for a new temporary or permanent worker dwelling meet the criteria (a to g) set out in the policy. • Evidence submitted on financial viability will be subject to an independent assessment by the Council's appointed consultant, and the costs for the independent assessment will be paid for by the applicant. • Permitted development rights will be removed for rural workers dwelling to ensure that the dwelling remains of a size commensurate to the needs of the business. A rural worker's dwelling will be restricted to remain available for meeting the accommodation needs of a rural/primary worker for as long as the need exists / permission is provided for, or the widow or widower of such a person or any resident dependents are living within the property. This is to ensure that the dwelling remains commensurate to the needs of the agriculture, forestry or land based rural enterprise. • The removal of an occupancy condition will only be permitted where it can be demonstrated to the satisfaction of the Council that the criteria (i to iii) set out in the policy has been met. Where the removal of a rural occupancy condition does take place, planning conditions and/or Section 106 Planning Obligation will usually be imposed to require the dwelling to remain as affordable housing, with a new occupancy condition restricting the dwelling as affordable housing in perpetuity.

	• The only exception to this will be where the applicant has provided written evidence that no Council Approved Registered Provider will take the unit, and this has been demonstrated to the satisfaction of the Council that this is the case and it is demonstrated that there is no other realistic prospect of another appropriate organisation taking on the unit, such as the District. • Other mitigation measures to ensure suitable design and layout and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to the Natural Environment, Historic Environment, Housing, the Spatial Strategy, Economy and Town Centres.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering rural worker accommodation whilst ensuring the necessary safeguards are in place to address the character, viability, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO14 Housing** • The policy will ensure the delivery of temporary or permanent rural worker dwellings. • The policy has been informed by national policy (the NPPF). • The policy provides criteria to allow for a new rural worker's dwelling outside of development boundaries, as well as cases where temporary planning permissions for such rural workers accommodation are permitted. • The policy will prevent a proliferation of isolated dwellings in the countryside and support the delivery of rural workers accommodation, provided proposals can demonstrate that there is a clearly established operational or functional business need for an additional worker to live permanently at the site and the need relates to a full-time worker or relates to their primary employment as a rural worker and does not relate to a part time requirement. Minor Positive Effects: **SO8 Green & Blue Infrastructure; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centres** • The policy will ensure proposals avoid adverse impacts on the character of the area, including heritage assets and their setting, and the amenity of adjoining properties for the lifetime of the development. • The policy will encourage new rural dwellings to come forward for agricultural and other rural workers, where the occupation of a dwelling in the countryside or outside the development boundary is necessary to carry out the rural enterprise, and this will support the local economy. • By supporting the essential needs of rural enterprises through the provision of accommodation for rural workers, the policy is likely to have positive impacts on the appropriate enterprises, entrepreneurship, innovation and agricultural diversification which is linked to business growth. • The policy will also enhance or maintain the vitality of rural communities by supporting the essential needs of rural enterprises and offering opportunities for village centres to grow and thrive, especially where rural workers can support local services No Significant Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution;SO9 Biodiversity; SO12 Digital Infrastructure; SO13 Travel & Accessibility SO16 Quality of Life and Place; SO17 Social Deprivation and SO20 Education & Skills** as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

HO15 Conversion of Rural Buildings to Residential Uses

SUMMARY OF RESULTS	Policy No:HO15				Policy: Conversion of Rural Buildings to Residential Uses															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• Where appropriate, planning conditions will be imposed to remove permitted development rights for alterations and/or extensions to the building and the erection of other ancillary buildings, fencing within the curtilage. • The Council will require the applicant to demonstrate that the building to be structurally sound and of a permanent and substantial construction capable of conversion without significant new build, extension or alteration through the submission of a structural survey as part of the planning application process. • The applicant must demonstrate that every reasonable attempt has been made to secure a business, recreational or tourism use of the building in the first instance and the application is supported by a statement of the efforts which have been made to achieve this. This should include details of active marketing at an appropriate value/rent and the details of any interest received (with no reasonable offers being refused) for a minimum of 18 months. • The conversion of a rural building to a residential use should not compromise the existing or future operation or management of the land for its principal rural use or result in the need for further rural buildings as a result of the proposal. Any ancillary structures and garaging

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

	• The policy will support proposals where it is demonstrated that the living conditions of future occupiers will not be harmed by proximity in relation to existing neighbouring uses, including farm activity, noise, and odours. This could have positive impacts for health and wellbeing and quality of life. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect

HO16 Park Homes and Residential Caravan Sites

SUMMARY OF RESULTS	Policy No:HO16				Policy: Park Homes and Residential Caravan Sites															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• Proposals will need to demonstrate that the site has good accessibility by sustainable modes of transport to a sustainable settlement. • Other mitigation measures to ensure good design and layout and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to Climate Change, the Natural Environment, the Spatial Strategy and Infrastructure.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering new park homes and residential caravan sites in development boundaries, or extensions to existing park/permanent residential caravan sites whilst ensuring the necessary safeguards are in place to address the character, site specific constraints and local housing needs.
Summary	Major Positive Effects: **SO3 Flood risk; SO10 Landscape & Townscape; SO13 Travel & Accessibility; and SO14 Housing** • The policy will enable the delivery of new park homes and residential caravan sites in development boundaries, or extensions to existing park/permanent residential caravan sites that lie outside of the development boundaries where they contribute to the District's housing need, provided that the site has good accessibility by sustainable modes of transport to a sustainable settlement.

	• The policy is expected to play an important role in providing low-cost accommodation for small households, diversifying the District's housing stock and contributing to the District's housing need. • The policy is likely to encourage the use of sustainable and active modes of travel. • Proposals are to be located outside Flood Zones 2 or 3, reducing the risk of, and minimising flooding from all known sources. • The policy also requires proposals to minimise adverse impacts on the amenities of neighbouring properties, which will positively impact the landscape character. Minor Positive Effects: **SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO15 Health & Wellbeing; and SO16 Quality of Life and Place** • The policy will ensure issues of carbon emissions, waste, other site specific constraints and local housing needs are considered in the decision-making process. • The policy supports proposals where they contribute to the District's housing need provided that the site has good accessibility by sustainable modes of transport to a sustainable settlement, which is likely to reduce the need to travel by car and contribute positively to air and noise pollution, and climate change mitigation. • Proposals are supported where the location of the site will not have a detrimental impact on the surrounding highway network, which is likely to minimise increases in traffic and congestion with positive impacts expected for air and noise pollution. • Proposals are required to provide satisfactory storage areas for refuse and recycling, which is likely to promote sustainable waste management in line with the waste hierarchy: reduce, reuse, recycle, recover and disposal. • Positive impacts are expected for health and wellbeing and quality of life, as the policy will encourage the use of sustainable modes of transport and provide low-cost accommodation for small households. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

HO17 Replacement Dwellings in the Countryside

SUMMARY OF RESULTS	Policy No: HO17				Policy: Replacement Dwellings in the Countryside															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• The replacement of an existing dwelling in the countryside will be permitted subject to all of the criteria set out in the policy being met. • Where replacement dwellings are permitted, planning conditions may apply to remove permitted development rights where the replacement dwelling has increased its overall floorspace from the existing dwelling and where further increases may result in an unacceptable development as per the criteria above; and / or require the removal of the existing dwelling where an alternative location is proposed to prevent the development of isolated homes in the countryside. • Other mitigation measures to ensure good design and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to the Natural Environment, Historic Environment, Housing and Infrastructure.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering proposals for the replacement of dwellings outside of development boundaries in the District, whilst ensuring the necessary safeguards are in place to address the character, viability, site specific constraints and local housing needs.

Summary	Major Positive Effects: **SO14 Housing** • The policy will enable the delivery of proposals for the replacement of existing dwellings in the countryside where the existing dwellings are of a permanent and of substantial construction and only on a 'one for one' basis. • The policy has been informed by national policy (the NPPF). • Replacement dwellings supported by the policy, will ensure that properties in disrepair or not appropriate for current needs by way of size or design are made suitable to meet local housing needs, which will help to maintain the existing housing stock. Minor Positive Effects: **SO5 Soil, Land & Minerals SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage and SO13 Travel & Accessibility** • The policy will ensure issues of character, heritage, other site specific constraints and local housing needs are considered in the decision-making process. • The replacement of dwellings will reduce the need for new residential development on greenfield sites by providing a dwelling on a site that is considered as previously developed land. • The policy will ensure that the design of a proposed replacement dwelling does not result in adverse harm to the overall character and appearance of the area, taking into account the surrounding landscape, built form, neighbouring amenity and existing street scene. • A replacement dwelling must be of a comparable size and scale to the original dwelling and be located within the footprint of, or as close as practical to, the existing dwelling within the residential curtilage unless an alternative position would result in clear landscape, heritage, access or amenity benefits. • The policy will require the proposed replacement dwelling to be designed to ensure suitable access which could create safer routes. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

HO18 Extensions and Alterations to Existing Dwellings, Outbuildings and Annexes

SUMMARY OF RESULTS	Policy No:HO18									Policy: Extensions and Alterations to the Existing Dwellings, Outbuildings and Annexes										
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption
Mitigation Measures	• Where an annexe is permitted, the Council will consider whether a planning condition or Section 106 Planning Obligation should be applied or signed to ensure that the proposed annexe is tied with the existing host dwelling. • In cases where an extension, outbuilding and/or annex is permitted, particularly in rural locations, the Council will consider attaching a planning condition(s) to that approved planning permission to remove permitted development rights where it is considered that subsequent extension to the dwelling will adversely impact the character of the area, or the amenities of neighbouring occupiers. • Other mitigation measures to ensure good design and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to the Natural Environment, Historic Environment, Housing and the Spatial Strategy.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering proposals for extensions and alternations to existing residential dwellings and for proposals for outbuildings and annexes within their curtilages, whilst ensuring the necessary safeguards are in place to address the character, site specific constraints and local housing needs.

Summary	Major Positive Effects: **SO14 Housing** • The policy will apply where an extension, alteration, annex or outbuilding requires planning permission. • The policy enables the delivery of extensions and alterations to existing residential dwellings, outbuildings and annexes within their curtilages. • The ability to extend and make alterations to existing dwellings or construct an outbuilding or annex though the policy can greatly improve the existing housing stock available within the District, particularly to provide more space for home working or to accommodate a disability or annex accommodation at a family home. Minor Positive Effects: **SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing and SO16 Quality of Life and Place** • The policy will ensure proposals are permitted where they are designed to respect or are in keeping with the appearance and general design of the original dwelling, which will ensure that proposals offer opportunities for the historic environment to be protected and enhanced. • The policy supports well-designed proposals for an extension, alteration, outbuilding or annex that provides sufficient external private space for the occupiers of the dwelling, which is expected to have a positive impact on health and wellbeing, and the quality of life of local people. • The policy will ensure other site specific constraints and local housing needs are considered in the decision-making process. No Significant Effects: For the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

HO19 Extensions to Residential Gardens

SUMMARY OF RESULTS	Policy No: HO19	Policy: Extensions to Residential Gardens																	
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption
Mitigation Measures	• Extensions to the gardens of existing dwellings in the countryside will only be supported where the proposal meets the requirements set out in the policy. • Where an extension to a residential garden is permitted, the removal of permitted development rights for the erection of outbuildings and provision of hard surfaces may be applied. • Other mitigation measures to ensure good design and layout and to minimise impacts on established character and the environment of the surrounding area will be addressed through specific Local Plan policies relating to the Natural Environment, Housing and the Spatial Strategy.
Cumulative Impacts	The cumulative effect is likely to be positive in delivering extensions to the gardens of existing dwellings in the countryside whilst ensuring the necessary safeguards are in place to address the character, site specific constraints and local housing needs.
Summary	Major Positive Effects: None Minor Positive Effects: **SO10 Landscape & Townscape; SO14 Housing**; **SO15 Health & Wellbeing; SO16 Quality of Life and Place**

	• The policy will enable the delivery of proposals for the extension of residential gardens in the countryside. • Due to the district's agricultural heritage, the policy will allow redundant agricultural land that surrounds many countryside settlements which form gardens to be extended. Whilst such extensions to residential gardens can be appropriate, it is considered that introduction of other uses such as car parking and outbuildings in the countryside can be detrimental to the intrinsic value and character of rural areas. • The policy will ensure that issues of the character and visual amenity, other site specific constraints and local housing needs are considered in the decision-making process. No Significant Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure;SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centres** and **SO20 Education & Skills** Minor Negative Effects: None Major Negative Effects: None Uncertain: Overall, the policy is shown to have a Minor Positive effect.

A9f Infrastructure

INF1 Infrastructure Provision, Delivery and Funding

SUMMARY OF RESULTS	Policy No: INF1				Policy: Infrastructure provision, delivery and funding															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				
COMMENTARY:																				
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan																			
Mitigation Measures	• All types of infrastructure will be considered including whether the scale and location of existing infrastructure, services and facilities would be able to support the development proposal. Early engagement with infrastructure providers is expected. Planning permission will only be granted where it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all necessary infrastructure requirements arising from the proposal. • The timing of infrastructure provision will need to be considered and agreed with the Council in liaison with infrastructure providers to ensure that infrastructure is delivered and is operational prior to, or alongside the development it is required to serve. For larger applications, the phasing of development may be appropriate. Where this is the case, the Council will use conditions or planning obligations to secure the phasing arrangement to ensure that infrastructure is delivered at the right phase/time.																			

	• The delivery of relevant infrastructure will be secured either through direct provision or financial contributions (CIL and / or S106). Contributions towards infrastructure maintenance will also be secured as relevant. Where a viability review is required, the details will be set out as part of the S106 legal agreement and approved by all parties. • Clawback on viability is not a substitute for setting and enforcing clear and realistic policies in the first place, but rather a complementary tool that will help Wealden maximise the delivery of infrastructure in the District. • The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Infrastructure, Housing Spatial Strategy, Town Centres and Economy could also mitigate impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure new development supports and contributes toward infrastructure facilities, whilst ensuring that the infrastructure is delivered and is operational prior to, or alongside the development it is required to serve.
Summary	Major Positive Effects: **SO3 Flood risk; SO4 Water resources/quality; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO15 Health & Wellbeing and SO20 Education & Skills** • The policy ensures new development considers the capacity of existing infrastructure and whether new or improved infrastructure will be required to support development, which is expected to highlight any shortfalls and deficiencies as a result of new development and identify what provision may be necessary for mitigation. • The policy has been informed by the Infrastructure Funding Statement (IFS), Infrastructure Delivery Plan (2023) and Council's Viability Assessment (2023). • The policy expects the provision of infrastructure facilities such as those relating to healthcare, flood risk, water supply and wastewater treatment, digital infrastructure, sustainable transport and education to be considered at the outset of the planning process, which will ensure that there is or will be sufficient infrastructure capacity to support and meet all necessary infrastructure requirements arising from a development proposal. • The policy ensures that the delivery of relevant infrastructure to support growth across the District is secured either through direct provision or financial contributions (CIL and / or S106). Contributions towards infrastructure maintenance will also be secured as relevant. Minor Positive Effects: **SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO14 Housing**; **SO16 Quality of Life and Place; SO17 Social Deprivation; SO18 Economy & Employment and SO19 Town & Village Centres** • The policy ensures that new development is supported by infrastructure which will reduce the need to travel and have a positive impact on air quality. • The policy is likely to enable housing growth by ensuring that new development is supported by relevant infrastructure. The provision of timely infrastructure will enable housing proposals to be brought forward and delivered, thereby increasing supply. • The policy ensures the provision of infrastructure facilities such as those relating to healthcare, sports, leisure, recreation and education, which could create a sense of place which is safe, attractive, well-designed, inclusive, accessible for all and reduces social isolation. • The policy ensures infrastructure facilities are provided to support business growth, including high street businesses, which is expected to make the District an attractive place to visit, supporting the long-term vitality and viability of town and village centres and contributing economic development. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: **SO1 Climate Change Mitigation and SO2 Climate Change Adaptation** • Whilst the policy requires consideration of the capacity of existing and new infrastructure, it does not specify the need to consider renewable/low carbon energy or future changes in energy supply or infrastructure provision to address climate change.

	Overall, the policy is shown to have a Major Positive effect

INF2 Sustainable Transport and Active Travel

SUMMARY OF RESULTS	Policy No: INF2				Policy: Sustainable transport and active travel															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan
Mitigation Measures	• Sustainability, patterns of movement, active travel, parking facilities and public transport connectivity (around 400m from most homes for major / strategic developments) should be integral to the design of a scheme and the creation of high quality and healthy places. A transport design should be an integral and fundamental consideration from the start of the planning process, to ensure appropriate connectivity between people and places. • New development is supported where it meets the detailed criteria of the policy and a Transport Assessment, Transport Statement and Sustainable Travel Plan is provided in line with East Sussex County Council Standards/Guidance. • Any highways improvements required will be secured by planning condition or a Section 106 planning obligation via a Section 278 agreement with ESCC. The Council will continue to work closely with East Sussex County Council and National Highways, as the respective Highway Authorities in the consideration of impacts from development on the highway network to ensure that development will not have a severe residual impact on the operation of, safety of or accessibility to the local or strategic road network.

	• The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Historic Environment, the Spatial Strategy, Infrastructure, Town Centres and Economy could also address impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure the delivery of safe, accessible, inclusive, and sustainable transport options for both existing and new development across the District by ensuring that opportunities for improved access to pedestrian and transport infrastructure are implemented alongside necessary highways mitigation, active travel provision and improved public transport.
Summary	Major Positive Effects: **SO1 Climate Change Mitigation; SO7 Pollution; SO13 Travel & Accessibility; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life; SO18 Economy & Employment and SO19 Town & Village Centres** • The policy prioritises sustainable transport and active travel options for sustainable transport options for both existing and new development across the District. • The policy has been informed by ESCC Transport Assessments, Transport Statements and Transport Reports (2009, the draft Local Transport Plan 2024 – 2050 and Transport Strategy for the South East (2020). • The policy ensures that development situated in sustainable locations with good access to key services and facilities with travel to these facilitated by sustainable travel modes. This is expected to encourage a modal shift towards more sustainable travel modes such as walking and cycling, thus, reducing the need to travel by private car, which have positive impacts for carbon emissions, air and noise pollution and climate change mitigation. • Prioritising sustainable transport and active travel is expected to increase/improve access to nature, physical activity and will also enable social interaction which have positive outcomes for health and wellbeing and quality of life. • Sustainability, patterns of movement, active travel, parking facilities and public transport connectivity (around 400m from most homes for major / strategic developments) should be integral to the design of a scheme and the creation of high quality and healthy places. Transport design should be an integral and fundamental consideration from the start of the planning process, to ensure appropriate connectivity between people and places. Minor Positive Effects: **SO8 Green & Blue Infrastructure; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO17 Social Deprivation and SO20 Education & Skills** • The policy seeks to improve or increase access to nature and essential services and facilities for the District's different users. • The policy supports development where the nature and level of traffic can be accommodated without adversely impacting upon the safety, amenity or character of the surrounding area, and this is likely to positively impact local character. • Development is supported where it is situated in sustainable locations with good access to schools, jobs, shops, and key services with travel to these facilitated by sustainable travel modes. This is likely to support business growth and provide opportunities for businesses and local jobs, which could also provide opportunities for skills acquisition and training. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major Positive effect.

INF3 Parking Provisions

SUMMARY OF RESULTS	Policy No: INF3				Policy: Parking Provision															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan. The policy does not reflect the change in policy on the sale of petrol/diesel vehicles from 2035 or the change in behaviour to more sustainable travel.
Mitigation Measures	• Parking must be provided at a level that is appropriate for the size and type of development it is to support and, should meet the future demand for electric and hybrid vehicles as well as alternative means of transport such as e-bicycles and e-scooters. • The accessibility and availability of alternative modes of transport should inform the appropriate level of car parking provision for both residential and non-residential development where there is a clear and compelling justification that they are necessary for managing the local road network. • Areas for parking and servicing should be designed to comply with policies CC7: Managing Flood Risk and CC8: Sustainable Drainage of this Local Plan. All parking associated with new development should also be laid out to ensure the relevant requirements of Schedule 1 Part S of the Building Regulations regarding Electric Vehicle Charging are met. • Proposed parking must account for the change in vehicle type with a shift to ultra-low emission vehicles expected with the cessation of the sale of new petrol and diesel cars by 2030 at the outset and include the necessary infrastructure such as underground ducting and servicing for future charging points within the development process.

	• The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Historic Environment, Infrastructure and the Spatial Infrastructure could also mitigate impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure the appropriate level of parking is provided and maintained within new developments to meet the needs of local communities both now and in the future, whilst ensuring the parking provision is fully integrated within the active and alternative travel networks.
Summary	Major Positive Effects: None Minor Positive Effects: **SO10 Landscape & Townscape and SO15 Health & Wellbeing** • The policy seeks to ensure that any new development, including alterations or additions to existing buildings/uses where existing parking provision may be affected, is supported by safe, secure, accessible, and adequate parking provision, whilst being fully integrated within the active and alternative travel networks. • The policy has been informed by ESCC Guidance for Parking at New Residential Development (2017) and Non-Residential Development (or any subsequent replacement). • The policy requires applicants to consider the proximity and availability of public transport, and the provision of facilities for shared transport schemes (i.e. Car Clubs) for new parking provision for all types of development, which is likely to encourage the use of sustainable and active modes of travel, including cycling, and reduce the number of private car journeys. • Applicants are expected to consider the highway safety and access to and from the development site for new parking provision for all types of development, which is expected to create safer routes and permeability for both pedestrians and cyclists as well as improve access to services and facilities. • All new development is required to deliver an appropriate level of parking for cycle (including E-bikes), car, disabled, and visitor parking including electric vehicle space allocations, which should promote cycling and electric cars. • The policy seeks to promote the use of sustainable and active modes of travel for all, including the elderly and disabled people, to access services and facilities which has benefits for health and wellbeing and quality of life and, and could address social inequality. • The policy requires applicants to consider the character of the local area for proposals for new parking provision for all types of development, and this will ensure that the District's landscape and townscape is protected and enhanced. • The policy will enable the provision of adequate and well-integrated car parking which will contribute to the provision of safe, secure and accessible for all which could attract residents and visitors, innovation and investment, contributing to the quality of place, long-term vitality and viability of town and village centres and economic growth. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO7 Pollution; SO13 Travel & Accessibility; SO14 Housing; SO16 Quality of Life and Place; SO18 Economy & Employment; SO19 Town & Village Centres** • All new development is required to provide adequate and well-integrated car parking, taking account of the standards set out in the ESCC Guidance for Parking at New Residential Development (2017) and Non-Residential Development (or any subsequent replacement), which shall be the starting point for decision-taking on appropriate parking provision for new developments alongside the implementation of other relevant Local Plan policies. • Whilst the policy recognises the importance of the need to move to sustainable modes of transport to address climate change, the focus remains on the need to provide car parking space for petrol and diesel vehicles, and it is therefore uncertain whether the policy will assist in the move to sustainable travel.

	Overall, the policy is shown to have an Uncertain effect.

INF4 Utilities

SUMMARY OF RESULTS	Policy No: INF4				Policy: Utilities															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption. Utilities provision and connections for large sites will require a phasing plan, which should be determined at an early stage and be considered as part of pre-application discussions.
Mitigation Measures	• All development proposals should be able to demonstrate that, at a minimum, they can provide for the forecasted needs of their own development and that this should be undertaken in a way that does not prejudice future utility provision coming forward. The applicant/developers should also ensure that the layout of utilities on site allow for the future access to those utilities for their maintenance and/or improvement. These issues should be considered at an early stage in the design of the development, and the Council encourages developers to liaise with utility providers on capacity and design prior to the submission of a planning application. • It is also recommended that utility companies are consulted for major development schemes at the pre-application stage to confirm the capacity of the local services at the time of the application and for the duration of the plan and should also ensure that the layout of utilities on site allows for the future access to those utilities for their maintenance and/or improvement.

	• A site wide utilities master plan to establish principles during the construction process and early liaison with infrastructure providers is advised prior to the submission of a planning application for major development. The Council will work with its utilities partners to ensure the necessary physical and environmental infrastructure is provided to support communities. • Development that supports or provides carbon neutral utilities schemes that contributes to helping the Council meet its carbon neutral target will be particularly supported. The Council will work with its utilities partners to ensure the necessary physical and environmental infrastructure is provided to support communities. • The implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Housing, Economy and Town Centres, could also address impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure that all areas of the District have equal access to the provision of high-quality utility services.
Summary	Major Positive Effects: **SO2 Climate Change Adaptation; SO3 Flood risk and SO4 Water resources/quality** • The policy ensures sufficient infrastructure is in place in the right locations at the right time to support investment and growth. • The policy encourages development that supports or provides carbon neutral utilities schemes that contribute to the Council meeting its carbon neutral target. • The policy requires all development proposals to demonstrate that the infrastructure capacity for surface water disposal, water supply, wastewater treatment, gas, electricity and oil will be sufficient to meet the forecast demands arising from the development over its lifetime and that appropriate connections can be made to the development created. • All development proposals should ensure that the layout of the utilities is planned to allow future access to existing water supply, wastewater, gas, electricity and other utilities infrastructure for maintenance and upsizing/upgrading purposes. Minor Positive Effects: **SO1 Climate Change Mitigation; SO7 Pollution; SO10 Landscape and Townscape; SO14 Housing; SO18 Economy & Employment and SO19 Town & Village Centres** • The policy ensures that all areas of the District have equal access to the provision of high-quality utility services and that the provision of adequate utilities infrastructure is essential to deliver the planned sustainable growth as set out in the emerging Local Plan. • The policy encourages development that supports or provides carbon neutral utilities schemes that contribute to the Council meeting its carbon neutral target, which may result in a reduction in greenhouse gas emissions. • The policy ensures sufficient infrastructure is in place in the right locations at the right time to support investment and growth. • The policy ensures new development proposals take into account the impact of overhead power lines on site and should wherever feasible, aim to provide power cables underground in order to protect residential amenity. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

INF5 Safeguarding of Infrastructure

SUMMARY OF RESULTS SA EFFECTS	Policy No: INF5 Policy: Safeguarding of Infrastructure																			
	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 infrastructure which is protected by the safeguarding of land is not expected to take place until later in the plan period. Should the land no longer be required in the future for the intended infrastructure, it should be reconsidered in a further review of the Local Plan.
Mitigation Measures	The implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Infrastructure and Town Centres could also address impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure development which would compromise the delivery of an extension to the Arlington Reservoir and an offline A27 trunk road as defined on the Policies Map is not permitted. Impacts are also likely to be positive as the policy will ensure development which would prejudice the reinstatement of Lewes to Uckfield, Eridge to Tunbridge Wells and The Willingdon Chord (Polegate to Pevensey) railway lines as defined on the Policies Map is not permitted.
Summary	Major Positive Effects: **SO4 Water resources/quality; and SO13 Travel & Accessibility** • The policy ensures land is safeguarded to deliver infrastructure provision in the future, within or beyond the plan-period. The policy will safeguard land for the delivery of an extension to the Arlington Reservoir and an offline A27 trunk road as defined on the Policies Map and the restatement of Lewes to Uckfield, Eridge to Tunbridge Wells railway lines as defined on the Policies Map.

	• The policy has been informed by ESCC Draft Local Transport Plan 4. The policy sets out areas where land will be protected to offer continued opportunity for the infrastructure programmes to come forward as agreed with strategic infrastructure partners and are provided on the Council's policies maps, which will ensure such areas are protected from development as well as potential conflicting uses that could impede infrastructure delivery that would have long term benefits for the district and its residents. • Development which would compromise the delivery of an extension to the Arlington Reservoir is not permitted as defined on the Policies Map, which will ensure that there is adequate infrastructure to support water supply within the District over the plan period. • Development which would prejudice the reinstatement of Lewes to Uckfield, Eridge to Tunbridge Wells railway lines as defined on the Policies Map is not permitted. The policy will also ensure development which would compromise the delivery of an offline A27 trunk road as defined on the Policies Map is not permitted. This will ensure that new/improved transport infrastructure can be provided where required to improve rail provision, accessibility, local and strategic connectivity issues, capacity issues and reduce traffic across District. Minor Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO5 Soil, Land & Materials; SO7 Pollution and SO19 Town & Village Centres** • The policy protects the land from development as well as potential conflicting uses that could impede infrastructure delivery in the future, which could assist in the efficient use of land and result in future reductions in greenhouse gas emissions and pollution and contribute to the long-term vitality and viability of town and village centres. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: **SO14 Housing; SO18 Economy & Employment** • Safeguarding land to deliver infrastructure could limit the availability of land for housing and employment uses which could have a negative impact on the delivery of housing and economic growth. • Conversely, safeguarding land to deliver infrastructure could enable the delivery of housing and sustainable economic growth. Overall, the policy is shown to have a Minor Positive effect.

INF6 Digital and Communication Infrastructure

SUMMARY OF RESULTS	Policy No: INF6	Policy: Digital and Communication 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 impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• Applicants will be required to actively engage at the earliest opportunity with the Council to discuss deployment plans to minimise costs, time and uncertainty associated with the planning process for the deployment of fixed and mobile infrastructure. Applicants will be required to actively demonstrate that they have considered broadband and mobile connectivity within their proposals for new housing, employment and retail developments and will enable Fibre-to-the-Premises (FTTP) or where it is demonstrated that this is not possible, other satisfactory wireless solutions. • All new dwellings, including those provided via building conversions must be designed and constructed in a way that enables them to meet or exceed the Government's Building Regulations relating to the provision of high speed FTTP infrastructure in the home or any subsequent national equivalent standard should the Building Regulations and/or national policy be reviewed in the future. • Applicants will be required to actively demonstrate that they have considered broadband and mobile connectivity within their proposals for new housing, employment and retail developments and will enable Fibre-to-the-Premises (FTTP) or where it is demonstrated that this is not possible, other satisfactory wireless solutions.

	• All relevant proposals (including prior approvals) will need to demonstrate within a Digital Infrastructure Statement that the proposal is the least environmentally harmful option; pre-application consultation has taken place with the community, local groups and organisations who may be affected by the proposal; the cumulative exposure will not exceed the guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP). • The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Historic Environment, Housing, the Spatial Strategy, Infrastructure, Economy and Town Centres could also address impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will require both new and existing development across the District is supported by the expansion and improvement of digital and communication infrastructure whilst ensuring that the provision of new communications infrastructure has a minimal impact on the natural and built environment, landscapes and residential amenity. Applicants will need demonstrate that the cumulative exposure will not exceed the guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP).
Summary	Major Positive Effects: **SO12 Digital Infrastructure; SO14 Housing**; **SO18 Economy & Employment and SO19 Town & Village Centres**; • The policy ensures that both new and existing development is supported by a comprehensive digital communication network. • The policy has been informed by national policy (the NPPF). • The policy encourages the provision of high quality digital and communication infrastructure, which could change the way local people work, socialise and conduct their everyday activities and help to reduce the need to travel by private car as well as reduce carbon emissions, and air and noise pollution. • All new dwellings, including those provided via building conversions, are expected to be designed and constructed in a way that enables them to meet or exceed the Government's Building Regulations relating to the provision of high speed FTTP infrastructure in the home or any subsequent national equivalent standard should the Building Regulations and/or national policy be reviewed in the future. Where FTTP is not possible, infrastructure for the FTTP in the future should be provided where this is practicable. • The policy requires residential developments of ten or more units and all new employment generating development to demonstrate that there is sufficient mobile telecommunications coverage. Proposals will need to be supported by a Digital Infrastructure Statement. • The provision of high quality digital and communication infrastructure can provide opportunities to access employment (including working from home), education and services and can create a work environment that stimulates employment and development opportunities within our commercial, retail and industrial sectors. This could also stimulate economic growth and support the long-term vitality and viability of town and village centres. Minor Positive Effects: **SO1 Climate Change Mitigation; SO7 Pollution; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation and SO20 Education & Skills** • The policy will help to reduce the need to travel by private car as local people change the way they work, socialise and conduct their everyday activities. • The policy supports the expansion and improvement of digital and communication infrastructure across the District, which has the ability to help people to connect, interact/socialise, shop and conduct other essential activities despite distances, and could also provide opportunities for employment, which will contribute to the creation of sustainable communities, improve the health and wellbeing of the local population, support and improve people's quality of life and could help address social inequality. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None

	Overall, the policy is shown to have a Major/Minor Positive effect.

INF7 Local Services and Community Facilities

SUMMARY OF RESULTS	Policy No: INF7				Policy: Local services and Community Facilities															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• The Council will work with developers and relevant organisations to ensure that appropriate local services and community facilities, including new provision and enhancements to existing facilities, or shared provision of facilities are provided in the most appropriate locations to facilitate the needs of development as well as those of existing communities. • The Council will support development where there is loss of a community facility or local service as part of a wider development scheme, which would, in turn, provide new or improved services or community facilities within the local area. The delivery of these new services and community facilities will have to ensure that the existing community is not adversely impacted by the new development and be provided and completed prior to the occupation of the development. • New or enhanced local service or community provision will be delivered via a combination of on-site measures and / or through off-site financial contributions, secured through planning obligations. The approach set out in Policy EC8: The Retention of Sites in Economic or Tourism Uses and Community Facilities should also be applied.

	• In the case of public facilities, proposals will not be supported unless the demand within the locality no longer exists, and the building(s) is no longer suitable to accommodate the existing use and there are clear operational reasons for closing or moving the facility. In such cases where this is proven, it should be explored whether the site could reasonably be adapted to provide an alternative local service or community use prior to the consideration of any other uses. • Proposals that would result in the loss of a local service or community facility, or features associated with them, that may undermine a site's viability such as, but not limited to car parks, gardens and function rooms, will be refused planning permission, unless there are exceptional circumstances for such a proposal to proceed and this meets all other policy provisions in this Local Plan. • The Council may require the review of any submitted information by an independent consultant, and it would be expected that the applicant will cover the cost of this. • The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Historic Environment, the Spatial Strategy, Infrastructure, Town Centres and Economy could also address impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will enable the provision, use and retention of shared spaces, community facilities and local services in the most appropriate places to facilitate the needs of development across the District, whilst ensuring their sustainability and guarding against unnecessary loss.
Summary	Major Positive Effects: **SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** • The policy seeks to support development proposals for the provision of new or improved local services and community facilities and resists their loss. The policy has been informed by national policy (the NPPF). • The policy ensures proposals for new community facilities are located within development boundaries and are accessible to the community they serve by public transport, walking or cycling, which could reduce the need to travel by private car, encourage the use and provision of sustainable and active transport modes and increase/improve access to services and facilities. • The policy is expected to promote health and wellbeing and quality of life as it will enable the provision and use of shared spaces, community facilities and local services which will facilitate social interaction, cultural diversity, recreation, leisure and community cohesion. • The policy seeks to address social inequality as it requires development of new community facilities to be designed to ensure all potential users, including disabled people and children, can access the services and facilities. Development proposals for the provision of new or improved local services and community facilities should also support business growth and create new employment opportunities and local jobs, which is likely to stimulate economic growth as well as support the long-term vitality and viability of town and village centres. The policy will also enable the provision of education facilities, which could help to improve qualifications and skills of young people and adults as well as the skill needs of businesses. Minor Positive Effects: **SO1 Climate Change Mitigation; SO7 Pollution; SO10 Landscape & Townscape and SO11 Historic & Cultural Heritage** • The policy ensures proposals for new community facilities are located within development boundaries and are accessible to the community they serve by public transport, walking or cycling, which could reduce the need to travel by private car, encourage the use and provision of sustainable and active transport modes and increase/improve access to services and facilities which could have positive impacts for carbon emissions, climate change mitigation, and air and noise pollution. The policy also ensures the development of new community facilities seek to minimise light pollution. • The development of new community facilities should be of an appropriate scale and intensity of use, without negatively impacting upon adjoining or nearby uses, which could help to conserve and enhance the District's landscape and townscape as well as its natural heritage. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect.

	Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major Positive effect.

INF8 Open Space, Sports and Recreational Provision

SUMMARY OF RESULTS	Policy No: INF8				Policy: Open space, sports and recreation provision															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• Where on-site provision is required, the type of on-site open space provision to be delivered will be discussed with the applicant at the pre-application stage and will be dependent on the suitability of the site to accommodate different types of open space provision as well as the quantity and type of provision needed in the local area. • Proposals should have regard to the findings of the Wealden Open Space Report (or any future updated studies) to inform the provision required, as well as consider any updates to provision that may change requirements. Proposals for sports provision will be supported where they meet the needs of the local community and/or unmet need within the district and where they meet the requirements of other relevant policies in the development plan. • Where shortfalls are identified but do not require the provision of new facilities or provision on site, the Council will seek developer contributions for the enhancement and maintenance of existing sports provision secured through a S106 legal agreement. • There will be a requirement on developers to demonstrate that where, on-site provision is to be provided, it will be managed and maintained accordingly.

	• The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Historic Environment, the Spatial Strategy, Town Centres, Infrastructure and Economy could also mitigate impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure all new developments will contribute to adequate open space, sports, and recreation provision, alongside other requirements such as playing pitches.
Summary	Major Positive Effects: **SO8 Green & Blue Infrastructure;SO9 Biodiversity; SO13 Travel & Accessibility; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life and Place and SO17 Social Deprivation** • The policy ensures the provision of attractive, safe, accessible, and well-maintained open space, sports and recreation facilities to support the Council's active and healthy lifestyles ambitions and provide opportunities at all levels for sport and recreation. • The policy has been informed by the Council's Health and Wellbeing Strategy (2022-25), Open Space Report (2022), a Playing Pitch and Outdoor Sport Strategy (2022) and a Playing Pitch Action Plan (2023). • The policy seeks to increase the availability and accessibility to high quality and high value open space, sports, and recreation provision by protecting and enhancing existing provision including ancillary facilities, improving the management of provision, as well as through the delivery of new open space, sports and recreation provision, including within sites allocated in this Local Plan. • The policy requires residential development of 10 or more dwellings (net) to provide either new and / or enhanced publicly accessible open space and recreation provision to meet the needs of their occupants. • The design of new open space, sports and recreation provision will be expected to be sustainably located, accessible by a range of transport modes including active travel and public transport and provide accessible and inclusive facilities for all potential users that benefit healthy living. • The policy is expected to encourage a modal shift towards sustainable and active travel modes, improving/increasing access to nature for all, and will provide opportunities to improve the physical and mental wellbeing, and quality of life of local people whilst supporting social interaction and community engagement. • The delivery of new open space will improve the quality, availability, and accessibility/connectivity of green infrastructure for people and wildlife, contributing to nature recovery whereas the protection and enhancement of existing open spaces will prevent the loss of green infrastructure as well as the fragmentation of habitats, helping to maintain wildlife corridors/biodiversity. Minor Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** • The design of new open space, sports and recreation provision will be expected to maximise opportunities to deliver benefits for nature, support efforts to address climate change and strengthen the existing network of multi-functional green space. • The policy will encourage a modal shift towards sustainable and active travel modes which has positive impacts for carbon emissions, air and noise pollution, and climate change mitigation. In addition, by protecting, enhancing, delivering and improving the management of open spaces, the policy will contribute positively to climate change adaptation through urban cooling, reducing flood risk by minimising the volume and rate of run-off and promoting higher soil infiltration rates and maintaining water quality by minimising soil erosion or loss. Open space provision, enhancement and protection also offers opportunities for the District's landscape and townscape, and cultural heritage to be conserved and enhanced. • The protection, enhancement and the delivery of high quality and high value open space, sports, and recreation facilities could help to increase the attractiveness of the District to investors and tourists. This could in turn attract inward investment, innovation and increase/improve accessibility to employment opportunities and local jobs and training and could also support high street businesses and provide business opportunities, contributing to the long-term vitality and viability of town and village centres. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None

	Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major/Minor Positive effect.

A9g Design

DE1 Achieving Well Designed and High Quality Places

SUMMARY OF RESULTS SA EFFECTS	Strategic Policy No:DE1				Policy: Achieving well-designed and high-quality places															
	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																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption.
Mitigation Measures	• Development will be expected to be designed to last, including a consideration of management and maintenance of both private and public spaces. • Applicants will be expected to demonstrate how a high quality design has been achieved and how national and local design guidance has been considered. • Applications will be expected to demonstrate early, proactive and effective engagement with the community on design issues, as required by the NPPF and where appropriate, in accordance with the Council's own adopted Statement of Community Involvement to demonstrate that the views of the local community have been sought and taken into account in the formulation of development proposals.

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

	Overall, the policy is shown to have a Major Positive effect

DE2 Masterplans and Design Codes

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

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

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

DE3 Spaces for People, Nature and Public Realm

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

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

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

DE4 Shop Fronts and Advertisements

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

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

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

A9h ECONOMY

EC1 Sustainable Economic Prosperity and Investment

SUMMARY OF RESULTS	Policy No: EC1				Policy: Policy: Sustainable Economic Prosperity and Investment															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• Where there will be a requirement to secure additional infrastructure to support proposals then the Council will consider the use of either planning obligations or planning conditions. • Where relevant, the Council will also use planning obligations to secure support for local employment, skills and education. • The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Historic Environment, Housing, Spatial Strategy, Infrastructure, Town Centres and Economy could also help to mitigate impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy aims to attract and promote inward investment, facilitate higher value employment development, helping to support the existing and future workforce with their skills and education, and will enable effective partnership working to secure key

	supporting infrastructure, including rolling out full fibre and 5G infrastructure, ensure the District's town centres and visitor offer align with its target markets and can be maintained, and to support existing businesses to become Net Zero.
Summary	Major Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO7 Pollution; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centres**; **SO20 Education & Skills** • The policy seeks to reduce carbon emissions of businesses operating in Wealden's economy, maintain a resilient and growing business base by attracting and promoting inward investment, facilitate the provision of jobs to help support the existing and future workforce with their skills and education, encourage partnership working to secure key supporting infrastructure including rolling out full fibre and 5G infrastructure and ensure the District's town centres and visitor offer align with its target markets and can be maintained. • The policy has been informed by the Employment and Economic Study for Eastbourne and Wealden (2022) and national policy (the NPPF). The policy supports economic development proposals, addresses identified local skills shortages and supports local employment, skills and education, which is expected to have a positive impact for the District. • The policy ensures sustainable economic development delivers tourism facilities and visitor accommodation which will enhance the attractiveness of the District and contribute to Wealden remaining a high-quality destination to stay and visit. The policy ensures prosperity in all forms is supported through the retention of existing businesses within the District and the further expansion of floorspace needed to support business growth. Minor Positive Effects: **SO5 Soil, Land & Minerals; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO16 Quality of Life and Place;** • The policy ensures sustainable economic development is well-designed and suitable for incorporating a range of unit sizes and flexible in terms of its operation and use, whilst safeguarding the District's unique built and natural heritage that makes Wealden an attractive place to live and visit. No Significant Effects: **SO3 Flood risk; SO4 Water resources/quality**; **and SO6 Waste** Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major Positive effect

EC2 Strategic Employment Sites

SUMMARY OF RESULTS	Policy No: EC2				Policy: Strategic Employment Sites															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	subject to the criteria within the policy. The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Housing, Spatial Strategy, Infrastructure, Town Centres and Economy could also address impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure that all defined employment uses (i.e. E(g), B2 and B8) within the strategic employment sites are retained for employment uses and safeguarded from loss through Policy EC8: The Retention of Sites in Economic or Tourism uses.
Summary	Major Positive Effects: **SO5 Soil, Land & Minerals; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO17 Social Deprivation; and SO18 Economy & Employment; and SO20 Education & Skills** • The policy will ensure the retention and protection of the District's existing strategic employment sites for their core purpose (i.e. employment uses). • The policy has been informed by The Council's Economic Development Strategy 2023, the Employment and Economic Study for Eastbourne and Wealden (2022), the Land & Premises Supply Study for East Sussex (2020) and national policy (the NPPF). • The policy will ensure that only the defined employment uses (i.e. E(g), B2 and B8) will be supported within the District's existing strategic employment sites, subject to other planning policy considerations within this Local Plan. Most of existing strategic employment sites that are suitable for protection for employment uses that are located in various parts of the District, but predominantly within or adjacent to the district's main towns, including Uckfield, Polegate, Crowborough, Uckfield and Heathfield, which will encourage the use of sustainable modes of travel which is likely to promote healthy lifestyles. • The improvement, expansion, intensification, reconfiguration and most importantly, retention of existing strategic employment sites across the District will help to deliver the Council's Economic Development Strategy (2023) and will provide certainty for the District's significant employment need to be met during the plan period. • The policy will provide opportunities for the defined uses at the identified existing strategic employment sites, premises and floorspace, to grow and expand, providing additional local jobs, supporting the workforce with their skills as well as offering opportunities for apprenticeships and vocational training. The retention of employment sites in the District during the plan period is crucial given the substantial employment need. Minor Positive Effects: **SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO14 Housing; SO16 Quality of Life and Place; and SO19 Town & Village Centres** • The policy will ensure existing strategic employment sites, premises and floorspace, which are generally in the District's most accessible and sustainable locations, predominantly within or adjacent to the District's main towns and will therefore encourage the use of sustainable and active transport modes, which will have positive impacts on carbon emissions, contributing to climate change mitigation and improved air quality. • The intensification of employment uses (i.e. E(g), B2 and B8) within the boundary of these Strategic Employment Sites, as shown in the Policies Map, could help create a safe, attractive, accessible and high-quality environment, contributing towards quality of life and place, and community cohesion. • Safeguarding existing strategic employment sites, premises and floorspace for 'main town centre use' (including offices) is expected to revitalise and maintain the town centres if they comply with Policy TC2 (Sequential and Local Impact Test), contributing to their long-term vitality and viability and the delivery of houses and services. No Significant Effects: **SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; O8 Green & Blue Infrastructure;SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure;** as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None

	Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

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

SUMMARY OF RESULTS	Policy No: EC3				Policy: Retention and/Loss of Non – Strategic Employment Sites, Premises or Floorspace														
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• All proposals for the loss or redevelopment of non-strategic employment sites and premises should accord with the criteria set out in the policy. The level and scale of evidence required will depend upon the scale and location of the proposal. The loss of employment floorspace to an alternative non-employment use will not normally be supported. • Alternative non-employment uses will be considered only where it is sufficiently evidenced that a site is no longer viable or suitable for economic uses under Policy EC8: The Retention of Sites in Economic or Tourism Uses. • In some circumstances where it is known that the continuation of an employment use on a site may be inappropriate due, for example, to an existing conflict with or affecting a neighbouring use (i.e. residential amenity), an unsafe vehicle access for the existing employment use, and/or increased HGV usage along the rural road network, the applicant will be required to demonstrate that the loss of employment land is justified for those reasons.

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

EC4 Rural Economy

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

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

EC5 Equestrian Development

SUMMARY OF RESULTS	Policy No: EC5				Policy: Equestrian 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 impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption.
Mitigation Measures	• In assessing planning applications, adequate provision will be required for the safety and comfort of the horses in terms of the land needed for grazing and exercising. Whilst there is no common standard applicable for minimum land requirements and this would depend on the breed and size of the horse, how many horses are kept and the nature of land for grazing, a desirable guideline from the British Horse Society is between 0.4 and 0.6 hectares per horse (1 to 1.5 acres per horse). • Outdoor lighting or floodlighting will rarely be acceptable in the open countryside or for private/domestic stables for private use, where the lighting will have a detrimental impact on visual or residential amenity, wildlife or highway safety. This is of particular importance within or adjacent to the High Weald National Landscape or adjacent to the SDNP, or in areas identified as having 'dark skies'. Proposals for outdoor lighting schemes will need to consider Policy NE10: Light pollution and dark skies. The Council will remove permitted development rights for fencing, hardstanding and external storage, where it is considered that there is the need to control the impact on the character of the surrounding landscape which can arise from the poor management of the site or the excessive sub-division of the land. This will be achieved by virtue of a planning condition attached to the approved planning permission, in accordance with Article 3(4) of the Town and Country Planning (General Permitted Development) (England) Order 2015 and will be determined on a case-by-case

	basis. The implementation of specific Local Plan policies in relation to Design, Natural Environment, Historic Environment, Spatial Strategy, Infrastructure and Economy could also address impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy provides opportunities for the riding and keeping of horses in the countryside, whilst preventing harm to the character of the rural area through the subdivision of fields and the proliferation of buildings and ancillary features within a rural landscape.
Summary	Major Positive Effects: **SO7 Pollution; SO10 Landscape & Townscape; SO15 Health & Wellbeing; and SO18 Economy & Employment;** • The policy sets out the criteria which will be considered when determining planning applications for new equestrian development. The policy has been informed by national policy (the NPPF). • The policy will ensure that proposals for equestrian facilities, including any ancillary buildings or structures where any outdoor lighting/floodlighting is designed to avoid a detrimental impact on visual or residential amenity, wildlife or highway safety, but allows the safe operation of activities on site. This is of particular importance within or adjacent to the High Weald National Landscape or adjacent to the SDNP, or in areas identified as having 'dark skies' and proposals for outdoor lighting schemes will need to consider Policy NE10: Light pollution and dark skies. • The policy ensures proposals for equestrian facilities, including any ancillary buildings or structures where the proposals do not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal, and this is likely to minimise road traffic and congestion with positive impacts expected on air and noise pollution. • The policy expects proposals to be of an appropriate scale to their landscape setting and, where feasible, closely related to existing buildings and to avoid any changes in land levels by raising, excavation or other engineering works, which would be harmful to the landscape character of the area. enable opportunities for the riding and keeping of horses. • The policy would allow horse riding and keeping which would support jobs and some commercial equestrian operations in rural areas, and would enable sport and physical activity, which is important to sustain the health and well-being of the local population. Minor Positive Effects:**SO3 Flood risk; SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO13 Travel & Accessibility; SO16 Quality of Life and Place; SO20 Education & Skills** • The policy ensures proposals for equestrian facilities, including any ancillary buildings or structures where the design of the development incorporates a drainage system that provides for the suitable disposal of foul and surface water drainage, including animal waste, and will reduce the risk of flooding and waste, and protect the quality of water resources. • The policy ensures proposals demonstrate that the re-use of existing buildings on sites for equestrian use is not appropriate, before new or replacement buildings are considered, and this is likely to encourage the efficient use of land. In addition, the policy will ensure proposals do not involve any changes in land levels by raising, excavation or other engineering works to minimise soil disturbance compaction and erosion. • Proposals should offer opportunities for heritage assets to be protected and enhanced. • The policy minimises any impacts on the quality and extent of the District's extensive bridleways, creating opportunities for enhancing connectivity. • Proposals provide opportunities for the riding and keeping of horses which will support jobs and skills acquisition and training and could enhance quality of life. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None

	Overall, the policy is shown to have a Minor Positive effect.

EC6 Tourism Facilities and Attractions

SUMMARY OF RESULTS	Policy No: EC6	Policy: Tourism Facilities and Attractions																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• The loss of tourism facilities and attractions to alternative uses will not be supported unless it is demonstrated that the business is no longer viable and has no reasonable prospect of continuing. • The Council will support tourism in rural locations where a robust business plan is provided and it relates to an existing attraction, which relies upon a geographically fixed resource (be it an historic building or natural landform), which justifies the development. • The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Historic Environment, Spatial Strategy, Infrastructure, Town Centres and Economy could also address impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure new tourism facilities and attractions are located within the development boundary with links to sustainable modes of transport and will also protect and retain existing, well located, and suitable tourist facilities and attractions across the District, whilst maintaining a healthy tourism sector that continues to contribute towards Wealden's economy in the future.

Summary	Major Positive Effects: **SO10 Landscape & Townscape; SO13 Travel & Accessibility; SO18 Economy & Employment** • The policy provides criteria for both new tourism facilities and attractions, as well as improvements to existing facilities and attractions. The policy has been informed by national policy (the NPPF) and the Wealden Visitor Accommodation Study (2023) and Wealden's Economic Strategy (2023). • Proposals for tourism facilities and attractions in the countryside will only be supported where they relate to an existing tourism facility or attraction that is seeking expansion and is of a scale, form and design suitable to its location. • The policy ensures proposals for tourism facilities and attractions in the countryside demonstrate that there is an overriding benefit for locating proposals away from a sustainable settlement and the proposals would not result in harm and can be accessed by public transport. Rural locations could support tourism where a robust business plan is provided. • The policy will also ensure a proposal for new, improved, upgraded or extended tourism facilities and attractions enable town/village regeneration which could help create opportunities for employment and jobs and skills acquisition, contributing to health and wellbeing, quality of life, and the local economy and would also help to maintain and support sustainable communities, particularly in rural areas, which could help prevent out commuting from the District. The policy will enable high quality tourist experiences, increasing the length of stays and spend, while also encouraging year-round visiting, and this will spur economic growth. Minor Positive Effects: **SO1 Climate Change Mitigation; SO7 Pollution; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO19 Town & Village Centres and SO20 Education & Skills** • The policy ensures that new tourism facilities or attractions relate well to a sustainable settlement (as defined in the settlement hierarchy), which has links to sustainable modes of transport. This will help to reduce carbon emissions and improve air quality, contributing to climate change mitigation. • Proposals for tourism facilities and attractions are expected to be of an appropriate scale, nature and appearance, relating well to its surroundings, including natural heritage. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major Positive effect.

EC7 Visitor Accommodation

SUMMARY OF RESULTS	Policy No: EC7				Policy: Visitor Accommodation															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• Where the Council considers a proposal for serviced accommodation to be 'small-scale' (paragraph 89 of the NPPF), it may be subject to the sequential test under Policy TC2: Sequential and Local Impact Test, if located outside of a defined town centre, which could include any significant extensions to existing hotels and other serviced-visitor accommodation located outside of town centres. • Where proposals for new, permanent serviced accommodation are located within the 7km buffer zone of the Ashdown Forest Special Protection Area (SPA) then contributions towards appropriate mitigation measures to deal with any increases in recreational pressure emanating from the development may be required in accordance with Policy NE5: Ashdown Forest SPA. This may include contributions towards Strategic Access Management and Monitoring Strategy (SAMMS) and may also require contributions to SANGs provision depending on the scale, location and nature of the development in accordance with a Habitats Regulations Assessment. • Where planning permission is granted for caravan and camping sites, it will normally be subject to a planning condition restricting the use to holiday/leisure accommodation only and the site may also be subject to a seasonal occupancy condition in limited circumstances. The

	Council will restrict the use of touring caravan sites to holiday accommodation only as they are not suitable for permanent occupation, and this would be secured through a planning condition. • Development resulting in the loss of sites or premises used, or last in (lawful) use, as visitor accommodation to alternative uses will need to be considered in line with Policy EC8: The Retention of Sites in Economic or Tourism uses. • For alternative visitor accommodation businesses, the applicant will be expected to show that all reasonable alternatives to the existing type of visitor accommodation on site have been fully considered before the site is to be released to a non-tourism related use. For any planning application for the loss of tourism (uses), the Council will only consider the last 'lawful' use of the site prior to the submission of a planning application proposing an alternative use (even if that alternative use is ongoing unlawfully). Any marketing information or viability information submitted to the local planning authority should only consider the last 'lawful' use of the site for tourism uses. • The implementation of specific Local Plan policies in relation to Climate Change, Design, Natural Environment, Historic Environment, the Spatial Strategy, Town Centres, Infrastructure and Economy could also mitigate impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure the provision of new visitor accommodation and the improvement of existing visitor accommodation whilst limiting impact on townscape and respecting the landscape and amenity.
Summary	Major Positive Effects: **SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO13 Travel & Accessibility; SO18 Economy & Employment; SO19 Town & Village Centres** • The policy provides the criteria for the assessment of visitor accommodation of all types. The policy has been informed by the Visitor Accommodation Study (2023). • The policy ensures proposals for visitor accommodation will either improve sustainable transport options to a site or are developed in a sustainable location which is easily accessible by sustainable modes of transport, including walking and cycling. This is expected to reduce the need to travel by private car and will reduce carbon emissions, contributing positively to air quality and climate change mitigation. • The policy supports development proposals which increase the range and/or quality of visitor accommodation. The provision and retention of a broad range of visitor accommodation will attract visitors to the District and support local jobs and skills acquisition and will support the rural economy through agricultural diversification and other associated businesses within Wealden, contributing to economic growth. Minor Positive Effects: **SO1 Climate Change Mitigation; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO15 Health & Wellbeing; SO16 Quality of Life and Place; SO17 Social Deprivation; SO20 Education & Skills** • The policy ensures proposals take opportunities to use existing buildings on site where possible, resulting in efficient use of land. The policy requires development proposals to have no significant adverse impact on the ecological, landscape and historic characteristics of a site. • The policy requires development proposals to be sensitively designed and to a high standard, which is likely to enhance quality of life and place. • The policy will support the retention of existing visitor accommodation types across a variety of economic groups, and this would help to attract a mixture of visitors at all values and address social inequality. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

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

SUMMARY OF RESULTS	Policy No: EC8																		
	Policy: The Retention of Sites in Economic or Tourism Use and Commercial Community Facilities																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• Where a development proposal will result in the loss of facilities/economic use for an alternative use, the planning application must be supported by a viability assessment. • Proposals that will result in the loss of facilities or features that may undermine the viability of the existing community facility, tourism use, or economic use will normally be refused planning permission unless there are exceptional circumstances for such a proposal to proceed and this meets all other policy provisions in this Local Plan. • The implementation of specific Local Plan policies in relation to the Economy, Town Centres and Infrastructure could also mitigate impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure that proposals that involve the loss or deterioration of sites/premises in a tourism or economic use, including those sites that were last in such a (lawful) use, and community facilities demonstrate that the site is genuinely

	redundant and there is no reasonable prospect of a continued use, and supported by evidence of lack of demand for the existing use (or an alternative use where this applicable) as well as evidence that demonstrates that the site/premises is not or is unable to be financially viable for its current use (or last lawful use), including alternative uses where applicable.
Summary	Major Positive Effects: **SO18 Economy & Employment; SO19 Town & Village Centres** • The policy sets out specific requirements for proposals that involve the loss or deterioration of a site/premises that is a community facility, or is in a tourism or economic use, including those sites that were last in such a (lawful) use. The policy has been informed by the Council's Viability Assessment (2023). • The policy ensures development proposals which would result in the loss of existing community facilities, tourist facilities/accommodation or economic use (those within use class E(g), B2 and B8) for an alternative use, provide a viability report at the planning application process. Planning permission would normally be refused unless there are exceptional circumstances for such a proposal to proceed and this meets all other policy provisions in the emerging Local Plan. • The policy seeks to retain sites in economic or tourism use and community facilities. The retention of employment sites and premises, commercial community facilities, tourist attractions and facilities, as well as visitor accommodation will play an important role in stimulating economic growth and supporting sustainable communities, particularly in rural areas, which will assist in preventing out commuting from the District. • The policy will support the vitality and viability of the District's towns and villages, the provision of business opportunities, services and facilities. Minor Positive Effects: **SO17 Social Deprivation; SO20 Education & Skills** • The policy could provide opportunities to address social deprivation and provide skills and training. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major/Minor Positive effect.

A9i Town Centres

TC1 District, Service and Local Centre Hierarchy and Town Centre First Principles

RESULTS SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption
Mitigation Measures	• Development proposals for main town centre uses will be expected to take a 'town centre first' approach and be located within district, service and local centres, as defined on the Policies Map, unless the proposal complies with the sequential test under Policy TC2 (Sequential and Local Impact Test). • The change of use of existing ground floor premises, that is defined as a 'main town centre use' to residential, will not be supported within a defined centre. • The implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Historic Environment, Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure, could also mitigate impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure that proposals for main town centre uses within the district, service and local centres, as defined on the Policies Map are of an appropriate scale to the centre whilst reflecting their function and position within the defined town centre hierarchy.

Summary	Major Positive Effects: **SO1 Climate Change Mitigation; SO5 Soil, Land & Minerals; SO13 Travel & Accessibility; SO16 Quality of Life and Place; SO18 Economy & Employment; SO19 Town & Village Centres** and **SO20 Education & Skills** • The policy sets out the hierarchy of Wealden's defined centres (district, service and local centres) and their protection, whilst also improving their viability and vitality. • The policy has been informed by Wealden Town Centre Study (2022) and Employment and Economic study 2022 and is based on the definitions of Town Centres included in the NPPF. • The policy expects development proposals for main town centre uses to take a 'town centre first' approach and be located within district, service and local centres, as defined on the Policies Map, which will ensure proposals for 'main town centre uses' are directed to defined centres situated in the District's most accessible and sustainable areas and is likely to minimise or reduce greenhouse gas emissions and contribute to climate change mitigation. • The policy ensures development proposals support the creation of a safe, attractive, accessible and high-quality environment, taking into account the identity of centres, their heritage as well as their connections with other towns, attractions and accommodation, which will include opportunities to improve sustainable travel connectivity within the centres and adjoining areas where possible. • Proposals for 'main town centre uses' should maintain or enhance the overall mix and diverse offer of uses, and a range of uses to support local communities and the quality of life of local people, without the over concentration of any one use. • The policy seeks to encourage the concentration of a mix of uses on brownfield land, reducing the loss of greenfield land and the amount of derelict, underused and vacant land, to promote the re-use of buildings and safeguard undeveloped land and soils. • The policy enables the development and enhancement of the evening and night-time economy, the provision of jobs, and could help to retain active ground floor frontages, provide delivery lockers and will resist the loss of floorspace and ensure temporary 'meanwhile' uses to occupy vacant units, where they support the long-term vitality and viability of the District's defined centres. Minor Positive Effects: **SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO14 Housing**; **SO15 Health & Wellbeing and SO17 Social Deprivation** • The policy ensures the issues of pollution, character, heritage and other site-specific constraints are considered in the decision-making process. • Proposals for 'main town centre uses' are directed to defined centres, situated in the District's most accessible and sustainable areas, which will encourage the use of sustainable and active travel choices and reduce the number of journeys made by private car, contributing positively to air and noise pollution and connectivity for all. • The policy ensures proposals for 'main town centre uses' maintain or enhance the character of uses, many of which are historic, with positive impacts expected for the historic environment. • Proposals are supported for upper floor uses that contribute to the defined centre's vitality and viability, including residential uses, subject to conformity with other policies in the Local Plan and contribute positively to housing supply. • The redevelopment of upper floor uses is resisted, should it result in the loss of ancillary storage space or other beneficial uses to the extent that it would make a ground floor unit unviable, to ensure proposals are suitable and do not conflict with existing uses. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major/Minor Positive effects.

TC2 Sequential and Local Impact Test

SUMMARY OF RESULTS	Policy No:TC2				Policy: Sequential and Local Impact Test															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption.
Mitigation Measures	• The NPPF 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. • The local impact threshold recommended within the Wealden Town Centre Study (July 2022) is 350 sqm (gross), which will ensure that the impact of proposals for retail development outside of town centres can be fully considered and that existing town centres are not harmed through reduced footfall/expenditure. • The evidence base does not recommend a locally set impact threshold for leisure uses. Proposals for retail development over 350 square metres and leisure development over 2500 square metres must undertake an impact assessment to demonstrate that they will not have a significant adverse impact on the District's defined centres, either on their own or cumulatively in consideration of other commitments in the area.

	• The introduction of Use Class E will enable retail uses to occupy non-retail premises (in Use Class E) in out of centre locations, thereby circumventing the 'town centre first' principle. Where this could impact on the health of district, service or local centres, the Council may attach a planning condition in out of centre locations to restrict the use applied for. • Where necessary, planning conditions and/or legal agreements should be applied to any new planning permission outside of defined centres, including defining the nature and extent of the proposed use to ensure no future adverse impacts on existing defined centres. • The implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Historic Environment, the Spatial Strategy, Economy, Town Centres and Infrastructure, could also mitigate impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure that proposals for main town centre uses on the edge of or outside of centres will support the long term vitality and viability of town, service and local centres as defined on the Policies Map, whilst ensuring that the nature and extent of the proposed use will not have any future adverse impacts on existing defined centres. Applications for developments outside of defined centres over 350 square metres (gross) for retail proposals and over 2,500 square metres (gross) for leisure proposals will be expected to be accompanied by an impact assessment.
Summary	Major Positive Effects: **SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills** • The sequential test, as set out in the NPPF, will be applied where main town centre uses are proposed on the edge of or outside of centres. • The policy has been informed by Wealden Town Centre Study (2022) and national policy (the NPPF and PPG). • The policy will enable the provision of main town centre uses both on the edge of town and 'out-of-town' in the District. In principle, this will ensure that 'out-of-town' retail is only delivered where there is no viable alternative within existing centres, and where it is shown demonstrably that there is no detrimental impact on existing nearby centres. Where suitable sites are not available within town centres or edge of centre locations (or are expected to become available within a reasonable period), out of centre sites will be considered. • Proposals should demonstrate flexibility on issues such as the format and scale of the development, so that opportunities to utilise suitable town centre or edge of centre sites are explored first before out-of-town locations are considered. • Impact Assessments must be undertaken to demonstrate that proposals for retail development over 350 square metres (gross) and leisure development over 2500 square metres (gross) outside of defined centres will not have a significant adverse impact on the District's defined centres, either on their own or cumulatively. • The policy ensures applications for proposals for retail development over 350 square metres (gross) and leisure development over 2500 square metres (gross) outside of defined centres are supported by Impact Assessments and will not have a significant adverse impact on the District's defined centres. The provision of main town centre uses both on the edge of town and 'out-of-town is expected to open up opportunities for business growth, jobs, skills acquisition and training, which is expected to improve the vitality and viability of village centres. Minor Positive Effects: **SO1 Climate Change Mitigation; SO5 Soil, Land & Minerals; SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO13 Travel & Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life and Place and SO17 Social Deprivation** • The policy relates to the sequential approach which must apply where main town centre uses are proposed on the edge of or outside of centres. • Where the sequential test is met, the policy expects proposals to provide specific measures that will establish new or improved sustainable connections to the centre, in particular walking/cycling routes and public transport links, which will have positive impacts for accessibility and sustainable travel and reduce carbon emissions, air and noise pollution, and facilitate healthy lifestyles, promoting health and wellbeing. • The policy could help to provide suitable places and spaces and improve access to facilities and services which may contribute to the creation of a sense of place which is well-designed, inclusive and accessible for all.

	• The policy requires proposals to demonstrate that they will not have a significant adverse impact on the District's existing defined centres, including how the design of the proposed use will blend in with the landscape and surrounding area and retain and preserve the character of the centres, many of which are historic. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect.

TC3 Primary Shopping Areas

SUMMARY OF RESULTS	Policy No:TC3				Policy: Primary Shopping Areas															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption.
Mitigation Measures	• Uses that are likely to detract from the overall shopping function and have closed or inactive frontages will be resisted in the Primary Shopping Area, as this will detract from the overall shopping function. • The loss of an active ground floor frontage to residential use will not be supported within Primary Shopping Areas where planning permission is required, particularly where such proposals would result in a gap between active frontages, where it would be incompatible with existing and where conversions of traditional shopfronts to residential, harm the existing built form and/or character of the area. • The Council notes that several of the District's centres (Forest Row, Wadhurst, Mayfield etc.) were washed by the High Weald AONB designation and therefore do not benefit from permitted development rights. Therefore, where planning permission is required, Policy TC3 (Primary Shopping Areas) will apply. • The implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Historic Environment, Housing, the Spatial Strategy, Economy, Town Centres and Infrastructure could also mitigate impacts.

Cumulative Impacts	Impacts are likely to be positive as the policy will encourage the concentration of retail development in Primary Shopping Areas as defined on the Policies Map, whilst ensuring the core retail areas across the District retain their role and function as shopping destinations, respecting both the natural and built environment.
Summary	Major Positive Effects: **SO1 Climate Change Mitigation; SO13 Travel & Accessibility; SO16 Quality of Life and Place; SO18 Economy & Employment; SO19 Town & Village Centres** and **SO20 Education & Skills** • The policy will ensure the concentration of retail development in Primary Shopping Areas as defined on the Policies Map. • The policy has been informed by Wealden Town Centre Study (2022) and national policy (the NPPF). • The policy ensures retail uses are protected and developed in most of the District's most accessible and sustainable locations, which will encourage the use of sustainable and active travel modes and improve connectivity, increase access to key services and facilities with positive impacts expected on carbon emissions and climate change mitigation. • By protecting the role and function of Primary Shopping Areas, the concentration of retail uses will provide a mix of uses to meet the shopping needs of the community and visitors and generate the required footfall during the day for the centres to continue to be vibrant and viable, contributing positively to quality of life. • By protecting existing primary shopping areas and enhancing the vitality and viability of core retail areas, the policy is likely to have positive impacts on the local economy as it will retain businesses, attract business opportunities and encourage inward investment, and provide jobs for local people which is closely linked to skills acquisition and training. Minor Positive Effects: **SO5 Soil, Land & Minerals; SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO14 Housing**; **SO15 Health & Wellbeing and SO17 Social Deprivation** • The policy will protect and enhance retail uses in Primary Shopping Areas and this is likely to reduce/minimise the use of greenfield land for development, ensuring the efficient use of land. • The concentration of retail development in Primary Shopping Areas will support a mix of uses, which could help to promote the efficient use of land. • The policy offers opportunities to improve/increase connectivity and sustainable travel choices which is likely to have positive impacts for air and noise pollution. • Protecting and improving areas where retail uses are concentrated within the District offers opportunities for the local character, townscape and the District's natural heritage to be protected and enhanced. The conversion of traditional shop frontages (particularly in conservation areas) to residential frontages can cause detrimental impacts to the character of the area, including heritage assets and their setting. • The Council's preferred approach is to only support residential uses outside of primary shopping areas (unless residential use is on the upper floors). The policy will ensure retail uses in Primary Shopping Areas provide a mix of uses to retain their role and function as shopping destinations meeting the shopping needs of the community and visitors, and this has benefits for health and wellbeing, and engagement and participation in the community, addressing issues of social deprivation. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Major / Minor Positive effect.

TC4 Garden Centres

SUMMARY OF RESULTS	Policy No:TC4				Policy: Garden Centres															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term as the policy will become effective on adoption of the Plan.
Mitigation Measures	• Proposals for the expansion/extension of existing garden centres outside of development boundaries, as defined on the Policies Map, will be permitted when the criteria set out in the policy is met. • Where a significant extension to an existing garden centre is permitted, the Council will consider whether a planning condition is necessary to ensure the retail floorspace principally relates to the sale of garden/horticultural products is required. • All extensions to existing garden centres that are proposed to have retail floorspace above 350 square metres gross will be subject to the Local Impact Test under Policy TC2: Sequential and Local Impact Test. All other ancillary uses that defined as 'main town centre uses' within national planning policy (i.e. cafes/restaurants) may also be considered under the sequential test. • The implementation of specific Local Plan policies in relation to Climate Change, the Spatial Strategy, Economy, Town Centres and Infrastructure, could also mitigate impacts.
Cumulative Impacts	Impacts are likely to be positive as the policy will ensure proposals for the expansion/extension of existing garden centres outside of development boundaries, as defined on the Policies Map, principally relate to the sale of garden/horticultural products whilst ensuring that all

	extensions to existing garden centres that are proposed to have retail floorspace above 350 square metres gross will be subject to the Local Impact Test under Policy TC2: Sequential and Local Impact Test.
Summary	Major Positive Effects: **SO18 Economy & Employment and SO19 Town & Village Centres** • The policy sets out criteria to determine the extension or expansion of gardens centres outside development boundaries in order to protect the District's defined centres. • The policy has been informed by national policy (the NPPF). • The policy will contribute positively the local economy and employment as its aim is to protect defined centres by ensuring existing garden centres do not detrimentally impact the vitality and viability of nearby retail centres. • The policy supports proposals for the expansion/extension of existing garden centres outside of development boundaries where the sale of plants, horticultural products, garden buildings, garden furniture and ornaments within the garden centre remains the principal use, and this is expected to improve vitality, vibrancy and viability of these centres. • Where a significant extension to an existing garden centre is permitted, the Council will consider whether a planning condition is necessary to ensure the retail floorspace principally relates to the sale of garden/horticultural products. all extensions to existing garden centres that are proposed to have retail floorspace above 350 square metres gross will be subject to the Local Impact Test under Policy TC2: Sequential and Local Impact Test of this Local Plan. Minor Positive Effects: **SO1 Climate Change Mitigation; SO7 Pollution; SO13 Travel & Accessibility; SO15 Health and Wellbeing and SO20 Education & Skills** • The policy supports proposals for the expansion/extension of existing garden centres outside of development boundaries, where the additional traffic generated does not have an adverse impact on local roads by reason of their inadequate capacity or rural nature; and the site has good accessibility to an existing sustainable settlement and is not situated in an isolated location. The policy will encourage sustainable and active travel modes which will have positive impacts on greenhouse gas emissions, contributing positively to air pollution and climate change mitigation. • The policy supports proposals where the additional traffic generated does not have an adverse impact on local roads by reason of their inadequate capacity or rural nature; and the site has good accessibility to an existing sustainable settlement and is not situated in an isolated location. The policy is likely to encourage the use of sustainable and active travel choices which will in turn enable healthy lifestyles, promoting health and wellbeing. • The policy protects defined centres by ensuring existing garden centres do not detrimentally impact the vitality and viability of nearby retail centres and is likely to have a minor positive impact for education and skills as there are opportunities for employment and local jobs, which are closely linked to skills acquisition and training. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect

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