Wealden District Council

Initial Sustainability Appraisal

Wealden Draft Local Plan (Regulation 18)

March 2024

Wealden
District Council

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Non-Technical Summary

Introduction

N.1 This document provides the Initial Sustainability Appraisal (SA) Report for Wealden District Council's Consultation Draft Regulation 18 Local Plan. The District's new Local Plan will replace the current set of adopted development plan documents with a new planning framework for the District up to 2040.

N.2 The SA Report has been issued for consultation alongside Wealden District Council's Consultation Draft Regulation 18 Local Plan in order to:

- Ensure that sustainable development has been integrated in the formulation of the draft Regulation 18 Local Plan; and
- Verify that due consideration has been given to social, economic and environmental factors in the plan making process.

N.3 The SA process is intended to promote sustainable development in plan preparation by assessing the extent to which a Plan and its policies, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. The process will also help to ensure that the proposed policies and site allocations provided in the Local Plan are adequate and proportionate.

Why is a Sustainability Appraisal needed?

N.4 Under section 19(5) of the Planning and Compulsory Purchase Act 2004, Sustainability Appraisal (SA) is mandatory for new or revised Development Plan Documents (DPDs). The appraisal should include an assessment of the likely significant impacts - economic, social and environmental – of the plan. When conducting a Sustainability Appraisal an environmental assessment must also be conducted in accordance with the requirements of European Directive 2001/42/EC (The Strategic Environmental Assessment Directive), transposed into the UK legislation by the Environmental Assessment of Plans and Programmes Regulations 2004, Section 12 (the SEA Regulations).

N.5 Sustainability Appraisals should be carried out in accordance with Government Policy and Guidance the 'National Planning Policy Framework (NPPF) 2023' and 'National Planning Practice Guidance (NPPG)'. Sustainability Appraisal, as defined under the Planning and Compulsory Purchase Act, fully incorporates the requirements of the SEA Directive. The term SA is therefore used to refer to the combined assessment.

What is this Report?

N.6 This Report sets out the key stages and tasks of the SA process. The Initial SA Report addresses **Stage B** ('Developing and Refining Options and Assessing Effects') and **Stage C** ('Preparing the Sustainability Appraisal Report') of the SA process. Appendix A1 signposts where the specific requirements of the regulations can be found within the SA reports.

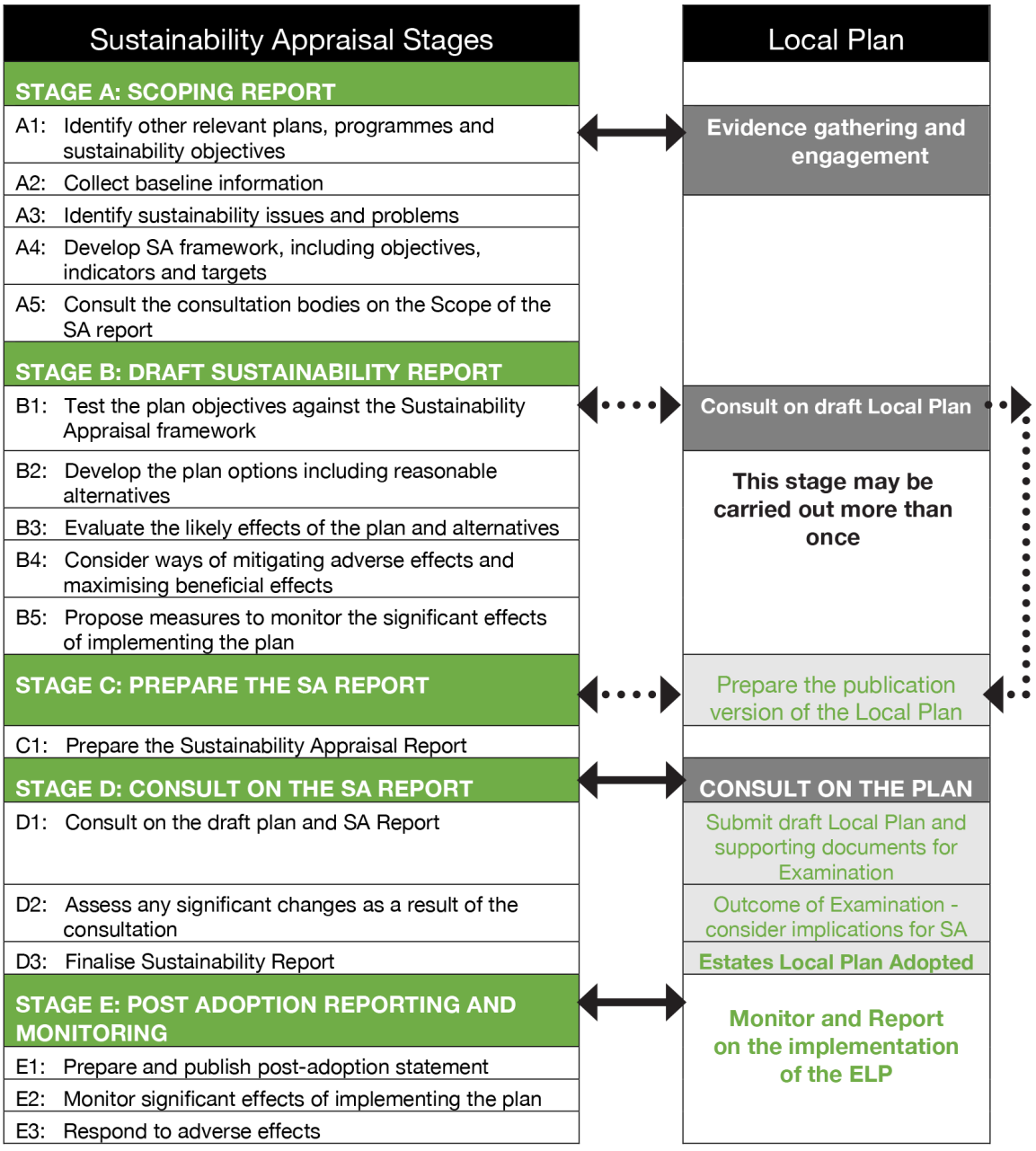
Previous Stages of the SA

N.7 The first stage in the SA process is to produce a Scoping Report (**Stage A**), which sets out the context and scope of the SA in accordance with the regulations and best practice guidance (see **Figure 1**). A previous Scoping Report was consulted upon and published in 2020/2021 alongside the Direction of Travel consultation.

N.8 An updated Scoping Report has since been prepared and was issued to the three main statutory consultees (the Environment Agency, Natural England and Historic England), neighbouring authorities, local communities and other interested parties on 26 June 2023 for a 6 week consultation period via the Council's Consultation portal. The updated Scoping Report was prepared to ensure the consideration of new and emerging evidence, legislation and policy changes.

N.9 A summary of the responses to the **Scoping Report (Update 2023)** are provided at Appendix A2 and discussed in section 2.22. The full responses are available via the consultation system: https://consult.wealden.gov.uk/kse/event/37527

Figure 1: Stages within the SA process and relationship to the Local Plan preparation



Method of Assessment

N.10 The regulations require the assessment to identify, describe and evaluate the likely significant sustainability effects of the Plan. When determining the likely significant effects on the environment, the SA should include the following issues:

- Biodiversity
- Population
- Human health
- Fauna and flora
- Soil
- Water
- Air
- Climatic factors
- Material assets
- Cultural heritage including architectural and archaeological heritage and landscapes.

N.11 The assessment should also consider the inter-relationships between the effects and the decision-making criteria set out in the SA Framework. The SA Framework sets out the Sustainability Objectives and Indicators which are used to carry out the assessment and can be found in Chapter 4 of the SA report.

N.12 The assessment must also assess:

- the probability, duration, frequency and reversibility of the effects
- the cumulative nature of the effects
- the risks to human health or the environment (e.g. due to accidents)
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)
- the value and vulnerability of the area.

N.13 The impacts have been scored as follows:

Major Positive	
Minor Positive	
Uncertain	
Minor Negative	
Major Negative	
No Significant Impact	

N.14 A commentary accompanies the matrix to explain the reasons for the results. The results are assessed in terms of short, medium and long-term effects (5, 10 and 15 years) including permanent and temporary effects. The assessment of alternative options includes a summary of the reasons for selection and rejection to provide a clear audit trail and document a transparent approach to the assessment.

N.15 The SEA Directive also requires an assessment of secondary, cumulative and synergistic effects. Collectively these effects are called cumulative impacts. Cumulative impacts may arise, for example, where several developments each have insignificant effects but together have a significant effect or where several individual effects have a combined effect. Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Significant synergistic effects often occur as habitats, resources or human communities get close to capacity.

Options Considered in the Development of the Local Plan

N.16 Under the SEA Regulations, there is a requirement to consider reasonable alternatives when undertaking the assessment and to set out an outline of the options considered and the reasons for their selection or rejection. Options have been considered in the development of the draft Local Plan for the Growth Options and Spatial Strategy; the Local Plan Policies; and Site Allocations.

N.17 The option of ‘do nothing’ or ‘no new plan’ was not considered a reasonable alternative as it would not address the need to plan for the required housing and economic growth in the District or address recent changes in planning and environmental legislation and guidance.

Spatial Strategy and Growth Options

N.18 The Spatial Strategy is based upon focusing growth in and around sustainable settlements (including strategic extensions), and to the edge of major towns that lie adjacent to the District (i.e. Eastbourne and Tunbridge Wells), whilst also seeking to limit growth in those sustainable settlements that are located within or washed over by the High Weald AONB national landscape designation.

N.19 Seven options for growth were considered in the development of the Local Plan. The full results can be found in **Chapter 5: Spatial Strategy and Growth Options** of the SA Report but are summarised below:

- **SPATIAL OPTION A**
  To maximise growth in all locations within the District to meet the Council's housing and employment needs requirement.

N.20 Spatial Option A will deliver around 20,250 (net) dwellings in, or surrounding sustainable settlements, which is 450 dwellings over Wealden District's overall housing need. The option will also meet the full employment needs of the District and will improve town and village centres through new jobs and homes. However, there will be major negative impacts of this growth, namely from the impact on the landscape of Wealden (including the High Weald AONB). There are also significant highway constraints within the District for growth along the SRN/MRN. **Not Selected.**

- **SPATIAL OPTION B**
  To focus growth in and around all sustainable settlements (as defined in the SSS), and to the edge of major towns that lie adjacent to the District (i.e. Eastbourne and Royal Tunbridge Wells)

N.21 Spatial Option B will deliver around 15,750 (net) dwellings in sustainable settlements, which is circa 4,000 dwellings short of overall housing need. The option, however, will meet the full employment needs of the District and will improve town and village centres through new jobs and homes.

N.22 There are no major negative impacts for this spatial option, although minor negative impacts do occur for climate change mitigation, waste, pollution, biodiversity, landscape and heritage, although there may be mitigation measures that could be implemented for some or all of these issues.

N.23 There is currently some uncertainty within the Local Plan as to whether an employment site (Ashdown Business Park) can come forward through the Local Plan and further work on this and other potential options for employment growth will be considered at the Regulation 19 stage. **Not Selected but further work to be undertaken on this spatial option for the Regulation 19 stage.**

- **SPATIAL OPTION C**
  To focus growth outside of the High Weald National Landscape, within sustainable settlements in the Low Weald (i.e. Uckfield, Hailsham, Polegate and Willingdon and other villages)

N.24 Spatial Option C will deliver around 15,000 (net) dwellings in sustainable settlements, which is approximately circa 4,800 dwellings short of the overall housing need and is the least of any spatial option considered. The option will, however, meet the full employment needs of the District and improve the town and village centres through new jobs and homes, at least within the Low Weald.

N.25 There are no major negative impacts for this spatial option, although minor negative impacts do occur for climate change mitigation, waste, pollution, biodiversity and social deprivation. Due to the low level of housing supported in this spatial option, particularly within the High Weald National Landscape, it is not considered to meet several objectives for the Local Plan. **Not Selected.**

- **SPATIAL OPTION D**
  To focus growth on the delivery of new strategic extensions at existing sustainable settlements. Continue to support growth through windfalls at those settlements.

N.26 Spatial Option D will deliver around 15,500 (net) dwellings in sustainable settlements, which is circa 4,300 dwellings short of overall housing need. The option will, however, meet the full employment needs of the District and will improve the town and village centres through new jobs and homes.

N.27 There are no major negative impacts for this spatial option, although minor negative impacts do occur for climate change mitigation, waste, pollution, biodiversity, landscape and heritage. There may be mitigation measures which could be implemented for some or all of these issues.

N.28 There is currently some uncertainty within the Local Plan as to whether an employment site (Ashdown Business Park) and also a large mixed-use site, named 'West of Uckfield' can come forward through this spatial option and this will be explored further in the Regulation 19 Local Plan. **Not Selected but further work to be undertaken on this spatial option for the Regulation 19 stage.**

- **SPATIAL OPTION E**
  To maximise growth in all locations within the District to meet the Council's housing and employment needs requirement and to meet a small proportion of Eastbourne's unmet housing needs.

N.29 Spatial Option E will deliver around 21,200 (net) dwellings in, or surrounding sustainable settlements, which is approximately 1,400 dwellings over Wealden District's overall housing need. The option will also meet the full employment needs of the District and will improve the town and village centres through new jobs and homes.

N.30 However, there will be major negative impacts of this growth, namely the impact on the landscape of Wealden (including the High Weald National Landscape), the historic environment and pollution. There are also significant highway constraints within the District for growth along the SRN/MRN. The initial transport modelling shows that it is unlikely that mitigation at junctions along the SRN/MRN will be achievable for all sites. **Spatial Option Not Selected.**

- **Spatial Option F**
  To focus growth in and around all sustainable settlements (as defined in the SSS), and to the edge of major towns that lie adjacent to the District (i.e. Eastbourne and Royal Tunbridge Wells), with limited employment growth (i.e. without Ashdown Business Park).

N.31 Spatial Option F will deliver around 15,750 (net) dwellings in sustainable settlements, which is approximately 4,000 dwellings short of the overall housing need. The spatial option will also not deliver the full employment needs of the District and will be 68,000 sqm short of the overall need for B2 and B8 uses (when accounting for completions). However, the option will continue to improve town and village centres through new jobs and homes.

N.32 There are no major negative impacts for this spatial option, although minor negative impacts do occur for climate change mitigation, waste, pollution, biodiversity, landscape and heritage and social deprivation. There may be mitigation measures that could be implemented for some or all of these issues. **Spatial Option Selected but further work will need to be undertaken on this spatial option for the Regulation 19 stage.**

- **SPATIAL OPTION G**
  Combined option of B and D.

N.33 Spatial Option G will deliver around 17,750 (net) dwellings, which is approximately 2,000 dwellings short of the overall housing target of 19,800 (net) dwellings. The option will, however, meet the full employment needs of the District and will improve town and village centres through new jobs and homes.

N.34 There are no major negative impacts of this spatial option, although minor negative impacts do occur for climate change mitigation, soil, land and minerals, waste, pollution, biodiversity, landscape and heritage, although there may be mitigation measures that could be implemented for some or all of these issues.

N.35 There is currently some uncertainty within the Local Plan as to whether an employment site (Ashdown Business Park) and a large mixed-use site, named ‘West of Uckfield’ can come forward through this spatial option, which will be explored further in the Regulation 19 Local Plan. **Spatial Option Not Selected but further work to be undertaken on this spatial option for the Regulation 19 stage.**

Selection and Rejection of Options

N.36 As a result of the Sustainability Appraisal of options, **Spatial Option F** is considered the preferred option at this stage in the process. However, **Spatial Options B, D and G** will be considered further, alongside **Spatial Option F**, at the next stage of the Local Plan (Regulation 19) once further work has been carried out, which is expected to provide greater certainty in determining the effects. **Spatial Options A, C and E** are not considered suitable and have not been selected for further consideration.

N.37 A summary table of the SA results is provided in Chapter 5 and the full results can be found in Appendix A5.

Plan Policies

N.38 The new Draft Local Plan will contain a number of policies that will implement the preferred option and help achieve the objectives. A list of the policies is set out within Appendix A7. All the policies within the new Draft Local Plan have been appraised against the sustainability objectives and a summary appraisal of the policies is contained within Chapter 6 of the SA report. Appendix 9 contains a full appraisal of each of the policies.

N.39 Reasonable alternatives (options) have been considered for each of the policy areas within the Draft Local Plan and the reasons for selecting or rejecting the approaches provided. Most of the reasons for rejecting options were because the policy options did not comply with the NPPF or reflect local circumstances.

N.40 The majority of the Local Plan policies recorded a major or minor positive impact within the SA. A few areas of uncertainty have been identified across the policies, which will be addressed at the next stage of the Local Plan either through the consideration of further evidence or the identification of suitable mitigation measures. It may also be necessary, in some instances, to modify the wording of the policies.

N.41 Only two of policies HO7 (Rural Exception sites) and HO8 (Affordable Housing) scored a minor negative effect against SO5 (Soil, Land and Minerals), because the policies will involve the delivery of development on greenfield sites and hence result in more soil disturbance. However, policies within the Natural Environment chapter should provide the necessary mitigation.

N.42 Overall, the policies are considered to perform well against the SA framework.

Proposed Site Allocations

N.43 The Council has developed a Site Selection Methodology (SSM) in response to the requirements of Government planning policy and practice guidance contained within the NPPF and PPG. The methodology sets out how suitable sites have been identified for housing and employment uses. A list of the most appropriate sites was selected for further testing, and if found acceptable following that testing, is proposed for inclusion in the draft local Plan as a proposed site allocation.

N.44 The site selection process has followed the following 5 stages:

- **Stage 1: Site Identification – SHELAA**
- **Stage 2: Contribution to the Delivery of the Spatial Strategy**
- **Stage 3: Absolute Constraints**
- **Stage 4: Overall Assessment against Detailed Physical and Planning Constraints**
- **Stage 5: Availability and Achievability.**

N.45 Through each of the above stages, sites have been considered in more detail leading to the identification of the sites to be tested in the SA. Where a site has been found suitable in the SA process, the site has then been included in the draft Local Plan (Regulation 18).

N.46 Only those sites that have been through the site selection process and have met all the requirements of stages 1-5 have been included in the SA. It is considered that only those sites have met the requirements of the SSM should be defined as 'reasonable alternatives' and be considered against the SA objectives.

N.47 All sites that progressed through the SSM and passed Stage 5, have also been subject to detailed testing and due diligence, as these form the sites with the greatest potential for allocation. Whilst all the stages up to this point were carried out on an individual site basis, sites "in combination" with each other by way of likely development scenarios or testing a 'preferred option' have also been tested as part of the Growth Options.

N.48 The growth options will be subject to further testing of the evidence at the next stage of the draft Local Plan (Regulation 19) and SA, which will include:

- Transport Modelling
- Habitats Regulations Assessment (HRA) including air quality modelling
- Specific Site Viability Testing.

N.49 Further details of the site selection process are set out in the **Site Selection Methodology Paper**, which accompanies the draft Local Plan.

N.50 The SA has assessed the SHELAA sites submitted to the Council, which are summarised in Chapter 7 of the SA report. The detailed appraisals for the sites are set out within Appendix A11. Appendix A12 provides a list of those sites selected and rejected.

N.51 It should be noted that all of the sites score minor negative effects against SO1 Climate change and SO6 Waste because all development will result in an increase in carbon emissions and waste prior to mitigation and will therefore have a negative impact. However, relevant Local Plan policies will provide mitigation and any development will need to be in accordance with these policies.

N.52 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing) it is considered that the effects cannot be suitably mitigated through application of the relevant Local Plan policies.

Mitigation Measures

N.53 The SA regulations require that the SA process should consider ways of mitigating adverse effects and maximising beneficial effects and propose measures to monitor the significant effects of implementing the Plan.

N.54 Mitigation measures have been considered throughout the assessment process and will continue to be reviewed and updated, as appropriate, in future stages of the Local Plan and SA. The Local Plan policies will need to be taken into consideration with regard to all development, many of which identify specific measures for mitigation. Details of the specific mitigation measures, which could be applied are set out in the assessments of the policies and sites included in the Appendices.

Monitoring

N.55 The Council currently produces an annual Authority Monitoring Report (AMR), which is the main mechanism for assessing the performance of the adopted planning policies. The AMR sets out how the Council's planning policies have been implemented and whether the planning policies are addressing the required issues.

N.56 The indicators set out in the Sustainability Appraisal Framework will be incorporated into the AMR to enable the specific impacts, which relate to the delivery of sustainable development to be assessed in the future. If the AMR identifies any changes that should be made to the policies, such changes will be reviewed, and a further SA undertaken if it is considered necessary.

Cumulative Effects

N.57 The SEA Directive requires that cumulative and synergistic effects are considered when identifying likely significant effects. These effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the Plan (e.g. noise, dust and visual) have a combined effect.

N.58 The Initial SA Report has considered how the different policy areas and proposed site allocations of the Plan affect the various environmental, social and economic elements identified in the sustainability objectives, including the likely cumulative effects. It is also important to consider the effects of the plan implementation in itself and when combined with other plans i.e. neighbouring authorities.

N.59 An initial assessment of the cumulative impacts has been carried out in support of the Plan and is included in Appendix A13 and the individual policy and site assessments (Appendices A9 and A11). The assessment shows that the majority of the Plan Policies perform well against the Sustainability Objectives. However, the assessment of the Growth Options and Spatial Strategy show a high degree of uncertainty as well as minor negative impacts.

N.60 An SA will be carried out at the next stage of the Local Plan and will be informed by any new and updated evidence to support the Plan, which should enable more accurate results to be determined and the identification of appropriate mitigation measures to minimise adverse effects.

Uncertainties

N.61 The Plans, Programmes and Policies as well as the Baseline Data will need to be reviewed to identify any new data that may come forward, which could have implications for the proposed development and Local Plan policies.

N.62 Uncertain impacts have been identified in relation to several of the Sustainability Objectives. The uncertainty should be removed as a result of further work in relation to evidence, which is yet to be prepared, to support the policies or proposed development for site allocations. Specific attention will be given to the uncertain impacts identified when reviewing proposals. Details of the specific mitigation measures will also need to be provided in more detail as evidence is finalised and also at the planning application stage to ensure that any potential adverse impacts are suitably addressed.

N.63 There are also risks largely outside the Council's control, which could have an impact on development proposals such as the economic climate, changes to the planning and building regulations and the impact of climate change. Consideration of these issues should be included within the monitoring and implementation plan.

Next Steps

N.64 The Council will consider all the consultation responses (representations) received during the Regulation 18 Initial SA of the Draft Local Plan consultation period. The findings of the Initial SA, together with the consultation responses and further evidence base work will be used to refine the draft Local Plan alongside the SA to produce a draft Publication Local Plan and SA Report for the next stage of the plan-making process (Regulation 19).

N.65 At the Regulation 19 Stage, the draft Publication Local Plan accompanied by the SA Report will be published for consultation with stakeholders and local residents, which is anticipated to take place during Quarter 4 2024/25 to Quarter 1 2025/26. Following this period, the draft Publication Local Plan and SA will be submitted for Examination in Public (EiP). If any major modifications are identified as a result of the EiP, the Council may need to subject the modifications to further SA.

N.66 To ensure that the SA process is concise, manageable and avoids unnecessary repetition, subsequent SA Reports will build on this Initial SA Report. The next iteration of this report will take account of any policy or strategy changes that may occur between the Regulation 18 Draft Plan and the Regulation 19 Draft Submission Plan / before the draft Local Plan is submitted to the Planning Inspectorate for Examination.

1 Introduction

What is this document?

1.1 This document provides the Initial Sustainability Appraisal (SA) Report for Wealden District Council's Consultation Draft Regulation 18 Local Plan. The District's new Local Plan will replace the current set of adopted development plan documents with a new planning framework for the District up to 2040.

1.2 The SA Report has been issued for consultation alongside Wealden District Council's Consultation Draft Regulation 18 Local Plan in order to:

- Ensure that sustainable development has been integrated in the formulation of the draft Regulation 18 Local Plan; and
- Verify that due consideration has been given to social, economic and environmental factors in the plan making process.

1.3 Public consultation and consultation with the Statutory Consultees (Natural England, the Environment Agency and Historic England) is an important part of the SEA/SA process.

1.4 The SA process is intended to promote sustainable development in plan preparation by assessing the extent to which a Plan and its policies, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. The process will also help to ensure that the proposed policies and site allocations provided in the Local Plan are adequate and proportionate.

1.5 The Initial SA Report addresses **Stage B** ('Developing and Refining Options and Assessing Effects') and **Stage C** ('Preparing the Sustainability Appraisal Report') of the SA process.

Why is a Sustainability Appraisal needed?

1.6 The Town and Country Planning (Local Planning) Regulations (2012) require Local Plans throughout their evolution to be subject to SA, in accordance with section 19(5) of the Planning and Compulsory Purchase Act 2004. The SA must also show how the requirements of the Strategic Environmental Assessment (SEA) Directive have been met. The Strategic Environmental Assessment EU Directive (2001/42/EC) requires a 'Strategic Environmental Assessment' (SEA) of plans and programmes, including development plans, which is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations (2004, Section 12) (commonly referred to as the SEA Regulations).

1.7 Sustainability Appraisal, as defined under the Planning and Compulsory Purchase Act, fully incorporates the requirements of the SEA directive. The term SA is therefore used to refer to the combined assessment. Sustainability Appraisals should be carried out in accordance with Government Policy and Guidance the 'National Planning Policy Framework (NPPF) 2023' and 'National Planning Practice Guidance (NPPG)'.

1.8 This Report sets out the key stages and tasks of the SA process. Appendix A1 signposts where the specific requirements of the regulations can be found within the SA reports.

Background to the draft New Local Plan

1.9 Wealden District Council (WDC) is currently developing a new Local Plan, which will provide an overarching planning framework for the local area, excluding a small area in the south of the District, which forms part of the South Downs National Park. The South Downs National Park has planning powers for its own area.

1.10 The plan will replace the current set of adopted development plan documents (the Wealden Local Plan 1998 saved policies, the Core Strategy 2013 and the Affordable Housing Delivery Local Plan 2016) with a new planning framework for the district up to 2040.

1.11 The draft New Local Plan ('the Plan') provides a vision for the District as well as a long-term spatial strategy for growth, including the locations where development will take place. The Plan will shape places and spaces, plan, monitor and manage future growth and change within the district. The Plan will be the key planning document against which decisions on planning applications will be assessed and made, unless material considerations indicate otherwise.

1.12 The draft Plan contains a series of strategic and non-strategic policies that will guide development across the District, and a range of site allocations to ensure the delivery of the long-term strategy, contributing to the goal of sustainable development.

1.13 The Plan covers a broad range of spatial issues, which will contribute towards the creation of sustainable communities within the District, including the provision of housing, employment, retail, green and blue infrastructure, environmental and heritage protection and measures to help reduce carbon emissions.

1.14 Alongside the Plan, there are a number of Development Plan Documents which will provide an overarching framework for managing and monitoring development and identifying and addressing key sustainability issues across the District including:

- Sustainability Appraisal (SA)
- Local Development Scheme (LDS)
- Statement of Community Involvement (SCI)
- Neighbourhood Plans (Made and Emerging)
- Supplementary Planning Documents (SPDs)
- Authority Monitoring Report (AMR)
- Infrastructure Delivery Plan (IDP).

1.15 The Council consulted on the initial issues and options which were presented in the "Direction of Travel Document", between 23rd November 2020 and the 18th January 2021. This was the first stage of the Local Plan engagement process. The consultation provided an opportunity for the District's communities, partners, key stakeholders and members of the public to give their views on a range of topic areas (such as housing, infrastructure, climate change, natural environment and design), including the growth options. The responses to the Direction of Travel consultation have been used to help identify the key issues and challenges facing the District and to progress the Local Plan to its current Regulation 18 Draft Local Plan stage.

Previous Stages of the SA (Scoping)

1.16 The first stage in the SA process is to produce a Scoping Report (**Stage A**), which sets out the context and scope of the SA in accordance with the regulations and best practice guidance (see Figure 1). A previous Scoping Report was consulted upon and published in 2020/2021 alongside the Direction of Travel consultation.

1.17 An updated Scoping Report has since been prepared and was issued to the three main statutory consultees (the Environment Agency, Natural England and Historic England), neighbouring authorities, local communities and other interested parties on 26 June 2023 for a 6 week consultation period via the Council's Consultation portal. The updated Scoping Report was prepared to ensure the consideration of new and emerging evidence, legislation and policy changes.

1.18 A summary of the responses to the **Scoping Report (Update 2023)** are provided at Appendix A2 and discussed in section 2.22. The full responses are available via the consultation system: https://consult.wealden.gov.uk/kse/event/37527

Equalities Impact Assessment (EqIA)

1.19 An EqIA is a tool which assists public authorities, including Local Authorities such as WDC, to comply with the requirements of the Public Sector Equality Duty (PSED) contained in section 149 of the Equality Act 2010.

1.20 The Equality Act is clear that Local Authorities must have due regard to a number of equality considerations when exercising their functions. The Duty requires the Council to consider how their policies and/or decisions affect people or the different groups living and working in their local area who are protected under the Equality Act and, this includes planning policies or decisions.

1.21 The Equality Act provides protection for people against discrimination in relation to nine 'protected characteristics', which include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

1.22 The EqIA requirements have been considered as part of the SA process. The Council will also produce a separate EqIA for the Plan to ensure that the plan and its policies do not discriminate against those with protected characteristics and ensure that opportunities to address inequality are taken.

Health Impact Assessment

1.23 Although a Health Impact Assessment (HIA) is not a statutory requirement, the NPPF requires planning policies and decisions to "**enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs".**

1.24 The Council has decided not to undertake a separate Health Impact Assessment (HIA) of the Local Plan but will integrate the HIA into the SA. The integration of the HIA into the SA will ensure that health and wellbeing impacts, particularly those affecting vulnerable groups and associated with health inequalities, are identified and addressed appropriately within the Plan.

Habitats Regulations Assessment (HRA)

1.25 A Habitats Regulations Assessment (HRA) refers to the several distinct stages of Assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it. European Sites and European Offshore Marine Sites identified under these regulations are referred to as 'habitats sites' in the NPPF.

1.26 The UK left the European Union (EU) on 31 January 2020 under the terms set out in the European Union (Withdrawal Agreement) Act 2020 ("the Withdrawal Act"). Whilst the UK is no longer a member of the EU, a requirement for Habitats Regulations Assessment continues, as set out in the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

1.27 There are a number of sites designated as sites of European importance located within Wealden District. These include:

- Ashdown Forest Special Area of Conservation (SAC);
- Ashdown Forest Special Protection Area (SPA);
- Pevensey Levels SAC; and
- Pevensey Levels Ramsar site.

1.28 There are also SACs, SPAs and Ramsar Sites located in other districts and boroughs that the Council has considered as part of its HRA process. These include:

- Lewes Downs SAC; and
- Castle Hill SAC.

1.29 An Interim HRA[1] is being prepared alongside the development of the Local Plan to assess the potential threats and pressures to Habitats sites and analysis of potential impact pathways. The Interim Regulation 18 HRA has explored the potential for Likely Significant Effects (LSEs) at the above-mentioned sites and has found that an Appropriate Assessment is required regarding LSEs at Ashdown Forest SPA, Ashdown Forest SAC, Pevensey Levels SAC and Ramsar site and Lewes Downs SAC. The preliminary findings of the HRA indicate that mitigation is required in relation to Ashdown Forest SPA and Pevensey Levels SAC Ramsar to conclude that the Local Plan at the Regulation 18 Stage will not cause any adverse harm to the integrity of the Habitats sites.

1.30 The Interim HRA provides an initial assessment of the Habitats sites located within and surrounding Wealden District and the views of the Statutory Nature Conservation Advisors, namely Natural England, on the Interim HRA will be sought as part of the Regulation 18 Local Plan consultation process. This will help inform the scope of the Habitats sites assessed, which will in turn inform the HRA for the Regulation 19 version of the Local Plan.

[1] Interim Habitats Regulations Assessment of the Wealden Local plan (Regulation 18) (January 2024):

2 Sustanability Appraisal Methodology

Purpose of the Sustainability Appraisal

2.1 The purpose of the SA is to promote sustainable development through the integration of social, economic and environmental considerations into the plan making process. The SA must show how the requirements of the SEA Directive and UK regulations have been met (See Appendix A1).

2.2 The SA tests a Local Plan against sustainability objectives and identifies and reports on the likely significant effects of a plan's policies and proposals. The SA should ensure that the policies and proposals contained in the Local Plan contribute to the aims of sustainable development.

Planning Policy and Sustainable Development

2.3 The National Planning Policy Framework 2023 (NPPF) must be taken into account in the preparation of local plans and is a material consideration in planning decisions. Planning policies and decisions must also reflect and, where appropriate, promote relevant EU obligations and statutory requirements. The NPPF refers to the most widely accepted objective of sustainable development as:

"meeting the needs of the present without compromising the ability of future generations to meet their own needs". [2]

2.4 The NPPF specifies that the purpose of the planning system is to achieve sustainable development, which has three overarching objectives: social, economic and environmental. These objectives should be delivered through the preparation and implementation of plans:

- **An Economic Objective** - To help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- **A Social Objective** - To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

[2] Resolution 42/187 of the United Nations General Assembly.

- **An Environmental Objective** - To contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The Sustainability Appraisal Process

2.5 The SA process assesses the likely significant social, economic and environmental effects of the policies and proposals within a plan from the outset of its development. The SA is an iterative process as it evolves alongside, and feeds into, the development of the Local Plan. For the development of the District's Local Plan, the SA will inform the selection and refinement of policy and site allocation options.

2.6 The SA has been prepared by Council Officers in accordance with the relevant regulations and guidance:

- EU Directive (2001/42/EC) or SEA Directive
- Environmental Assessment of Plans and Programmes Regulations (2004) (commonly referred to as the SEA Regulations)
- Planning and Compulsory Purchase Act 2004, Section 19(5) and Section 39 (b)
- National Planning Policy Framework 2023
- Government's Planning Practice Guidance (PPG) on SEA and SA

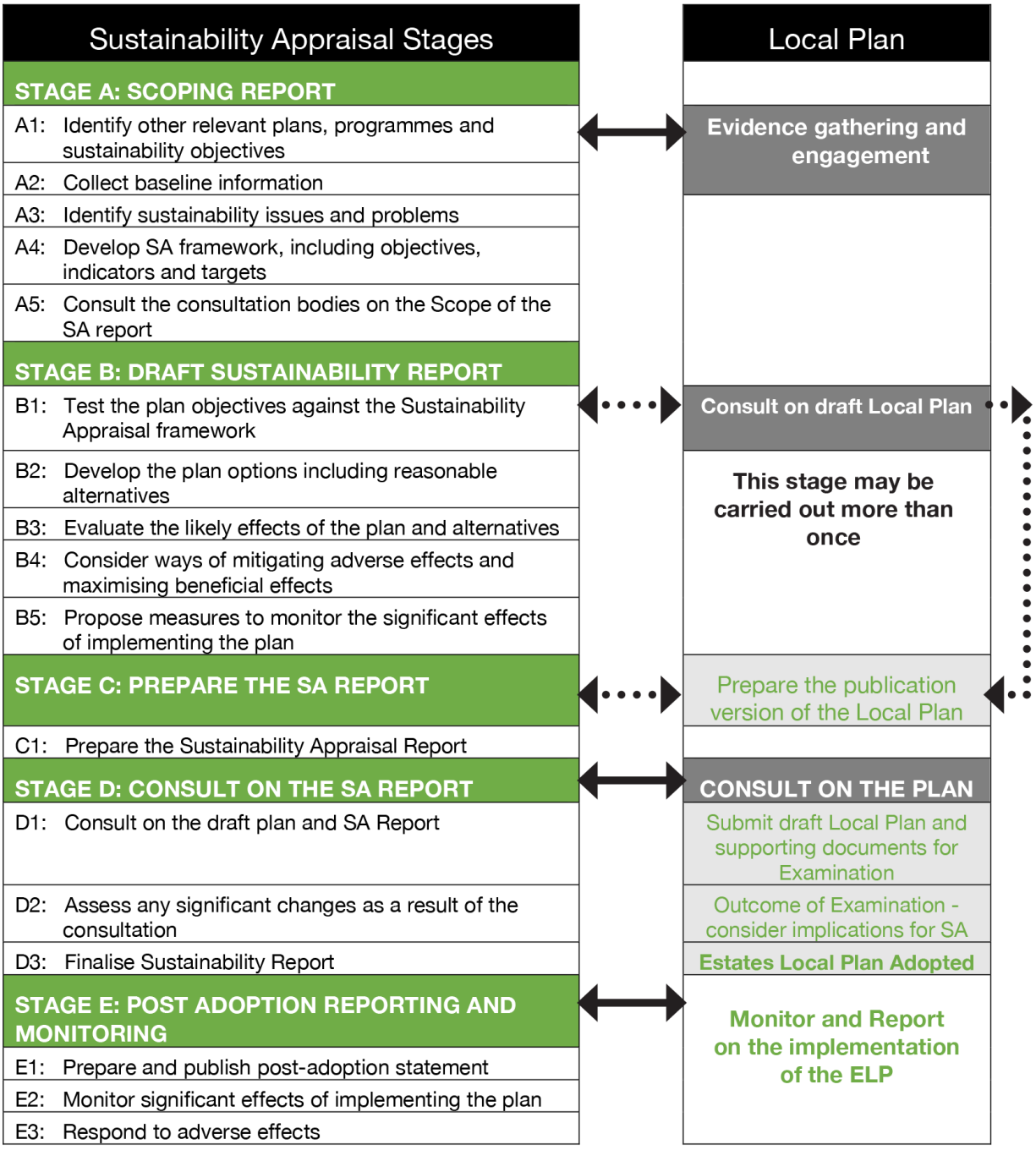
2.7 The Council has also used Jam Consult Ltd, a sustainability and planning consultancy, as a 'critical friend' throughout the process to review the process and provide independent advice.

Stages in the SA Process

2.8 The Government's PPG on SEA and SA sets out five key stages in the preparation of Sustainability Appraisal for Local Plans. Each key stage is also divided up into a number of tasks.

2.9 Figure 2 shows the five stages within the SA process and sets out how the Local Plan process occurs simultaneously, which is illustrated in the Government's Planning Practice Guidance (PPG) on SEA and SA.

Figure 2: Stages within the SA process and relationship to the Local Plan preparation



Stage A (Setting the context and objectives, establishing the baseline and deciding on the scope) was addressed previously through the Scoping Report prepared in June 2023. This Report, the Initial SA, meets the requirements of **Stage B** (Developing and Refining Options and Assessing Effects) of the SA process and **Stage C** (Preparing the Sustainability Appraisal Report) of the SA process.

Method of Assessment

2.10 The Environmental Assessment of Plans and Programmes 2004 (Section 12) sets out the requirements to be included in the SA, which are detailed in Schedule 1 and 2 of the Regulations. The assessment will need to identify, describe and evaluate the likely significant sustainability effects of the Plan. When determining the likely significant effects on the environment, the SA should include the following issues:

- Biodiversity
- Population
- Human health
- Fauna and flora
- Soil
- Water
- Air
- Climatic factors
- Material assets
- Cultural heritage including architectural and archaeological heritage and landscapes.

2.11 The assessment should consider the inter-relationships between the effects (how they interact with one another) and the decision-making criteria set out in the SA Framework.

2.12 The assessment must also assess:

- the probability, duration, frequency and reversibility of the effects
- the cumulative nature of the effects
- the risks to human health or the environment (e.g. due to accidents)
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)
- the value and vulnerability of the area likely to be affected due to:
    - special natural characteristics or cultural heritage
    - exceeded environmental quality standards or limit values
    - intensive land-use
    - the effects on areas or landscapes which have a recognised national, community or international protection status.

2.13 The assessment has been carried out in the form of a matrix and includes the identification of potential mitigation measures. The SA predicts and evaluates the likely significant effects including:

- short-, medium- and long-term effects
- temporary and permanent, direct and indirect effects
- cumulative or synergistic effects
- consideration of mitigation measures
- proposals to monitor the effects of the Plan.

2.14 The impacts are scored as follows:

Major Positive	
Minor Positive	
Uncertain	
Minor Negative	
Major Negative	
No Significant Impact	

2.15 A commentary accompanies the matrix to explain the reasons for the results. The results are assessed in terms of short, medium and long-term effects (5, 10 and 15 years) including permanent and temporary effects. The assessment of alternative options includes a summary of the reasons for selection and rejection to provide a clear audit trail and document a transparent approach to the assessment.

2.16 The SEA Directive also requires an assessment of secondary, cumulative and synergistic effects. Collectively these effects are called cumulative impacts. Cumulative impacts may arise, for example, where several developments each have insignificant effects but together have a significant effect or where several individual effects have a combined effect. Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Significant synergistic effects often occur as habitats, resources or human communities get close to capacity.

2.17 The SEA checklist (appendix A1) sets out the stages of the SA which have been completed according to the Regulations and provides a signpost to the relevant sections of the report.

Limitations of predicting effects

2.18 A SA/SEA is a tool for predicting potential significant effects and is an objective process. Predicting effects relies on an evidence-based approach and incorporates expert judgement. When predicting effects, it is often not possible to state with absolute certainty whether effects will occur, as many impacts are influenced by a range of factors such as the design and / or the success of mitigation measures.

2.19 The assessments that have been undertaken in this report are based on the best publicly available information and every attempt has been made to predict effects using this information as accurately as possible. The reasonable alternatives and the preferred options have been assessed using the same method. Where detailed or up-to-date data is unavailable, then reasonable assumptions have been made to inform the assessments.

2.20 A number of difficulties and limitations were experienced in the course of the SA including the following:

- The sheer number of strategies, plans, programmes, policy documents, advice and guidance produced by a range of statutory and non-statutory bodies means that it has been impossible within the resources available to prepare the Scoping Report to consider every potentially relevant document in detail. However, an attempt has been made to draw out the key generic messages relevant to the preparation of the Local Plan and the SA.
- For some of the sustainability topics examined during Scoping, there was a lack of depth of baseline data for the District. Data was generally available for recent years, but in some cases it has not been possible to identify key trends against contextual indicators due to a lack of available information.
- The actual impacts of policies will depend very much upon how they are applied in specific locations. Professional judgement has therefore had to be applied to identify likely effects of implementing strategic policies.
- There was a need to appraise a large number of site options. To address this issue, decision aiding questions relating to each of the SA objectives were developed and applied during the appraisal of site options, as detailed in Appendix A10.
- For the sites assessments in many instances detailed information is not available. Therefore, reasonable assumptions have been made based on the data that is available. For example, up-to-date ecological surveys and / or site-specific landscape or visual impact assessments may not be available. Therefore, information that is available on a more strategic scale has been used where this is the only information available.

- The rate at which emissions from private vehicles will change over the course of the plan period as a result of technological improvements cannot be predicted or realistically factored into judgements about air quality and carbon emissions.
- Similarly, the evidence base upon which effects have been identified has continued to evolve and was often updated throughout the plan preparation process. Every effort has been made to ensure that this version of the SA Report reflects the latest evidence base.
- Additional evidence and information is expected to be produced as the Local Plan process advances. This will include matters such as transport, infrastructure, climate change and biodiversity. In addition, the HRA and Local Plan viability work will also be progressed further. As and when this becomes available and / or is updated, it will inform both the Local Plan and the SA process.

Results of Consultation (Scoping)

2.21 Formal consultation has been undertaken by the Council in line with regulatory and best practice guidance in relation to plan making and the associated Sustainability Appraisal process. The consultees included the Statutory Consultees: Natural England; The Environment Agency; and Historic England, as well as key local stakeholder.

2.22 Around fifty responses were received as part of the SA Scoping Report consultation, including statutory consultees the Environment Agency and Historic England. The Council did not receive a response from Natural England at this stage. A summary of the consultation responses is provided in Appendix A2 to this report. In general, the view was that the Scoping report provided an appropriate methodology and framework for the Sustainability Appraisal of the Local Plan.

2.23 The key issues raised related to some changes to the baseline data. Many of these changes related to the sections on Air Quality (chapter 7) and Water (chapter 14). In addition, wording for the sustainability objectives and indicators has also been refined in response to the consultation to remove any duplication and improve clarity. A number of Plans, Policies and Programmes were also considered and added into Appendix A of the SA Scoping Report. Overall, the comments received have largely been addressed where it was relevant to do so.

3 Context and Baseline Information

Policies, Plans and Programmes

3.1 As part of the Scoping process, the relevant international, national, regional, sub-regional and local Policies, Plans and Programmes (PPPs), which could potentially have implications for the SA and the Local Plan were identified and reviewed to establish any relationships between them and the Local Plan.

3.2 The National Planning Policy Framework (NPPF) 2023 sets out the Government's planning policies for England and how these should be applied. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements. At the heart of the Framework is a presumption in favour of sustainable development. In relation to plan making, Paragraph 11 of the NPPF (2023) states that:

> Plans and decisions should apply a presumption in favour of sustainable development. For **plan-making** this means that:
>
> a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
>
> b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
>
> i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
>
> ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.3 The NPPF should be read in conjunction with National Planning Policy Guidance (NPPG), which adds further context and provides more detailed guidance on national planning policy.

3.4 Planning policies and decisions must also reflect the new requirements in the Environment Act 2021 ('the Act'). The Act sets out targets, plans and policies for protecting and improving the natural environment in the UK. The Act provides the UK's new legal framework for environmental protection. Given that the UK has now left the EU, the Act brings in new laws in relation to improving air and water quality, tackling waste and promoting resource efficiency, improving nature and biodiversity, protecting the climate, improving environmental reporting and making other environmental improvements.

3.5 In addition to the requirements of the NPPF (2023) and the Environment Act (2021), the relevant provisions in the Levelling Up and Regeneration Act 2023[3] (LURA) must be considered when preparing the development Plan. In general, the LURA aims to reverse the geographical disparities between different parts of the UK by spreading opportunity more equally. The Act is wide-ranging but has planning reform at its heart. The Act gained Royal Assent in October 2023, however many of the planning reforms will be subject to secondary legislation and further consultation and are not expected to come into effect until late 2024. This Local Plan is therefore being prepared using the old planning system in accordance with the transitional arrangements.

3.6 The LURA builds on targets set by the Environment Act 2021 to foster better environmental outcomes. The LURA introduces a new form of environmental assessment known as **Environmental Outcome Reports (EOR)**. The intention is for Environmental Outcome Reports to replace the existing system of Sustainability Appraisals (SA), Strategic Environmental Assessments (SEA) and Environmental Impact Assessments (EIA). The exact form of the EORs will also be subject to further consultation and secondary legislation later in 2024.

3.7 A full list of relevant PPPs that are of relevance to the SA and the Local Plan were identified and reviewed and are provided in full at Appendix A of the SA Scoping Report (January 2024).

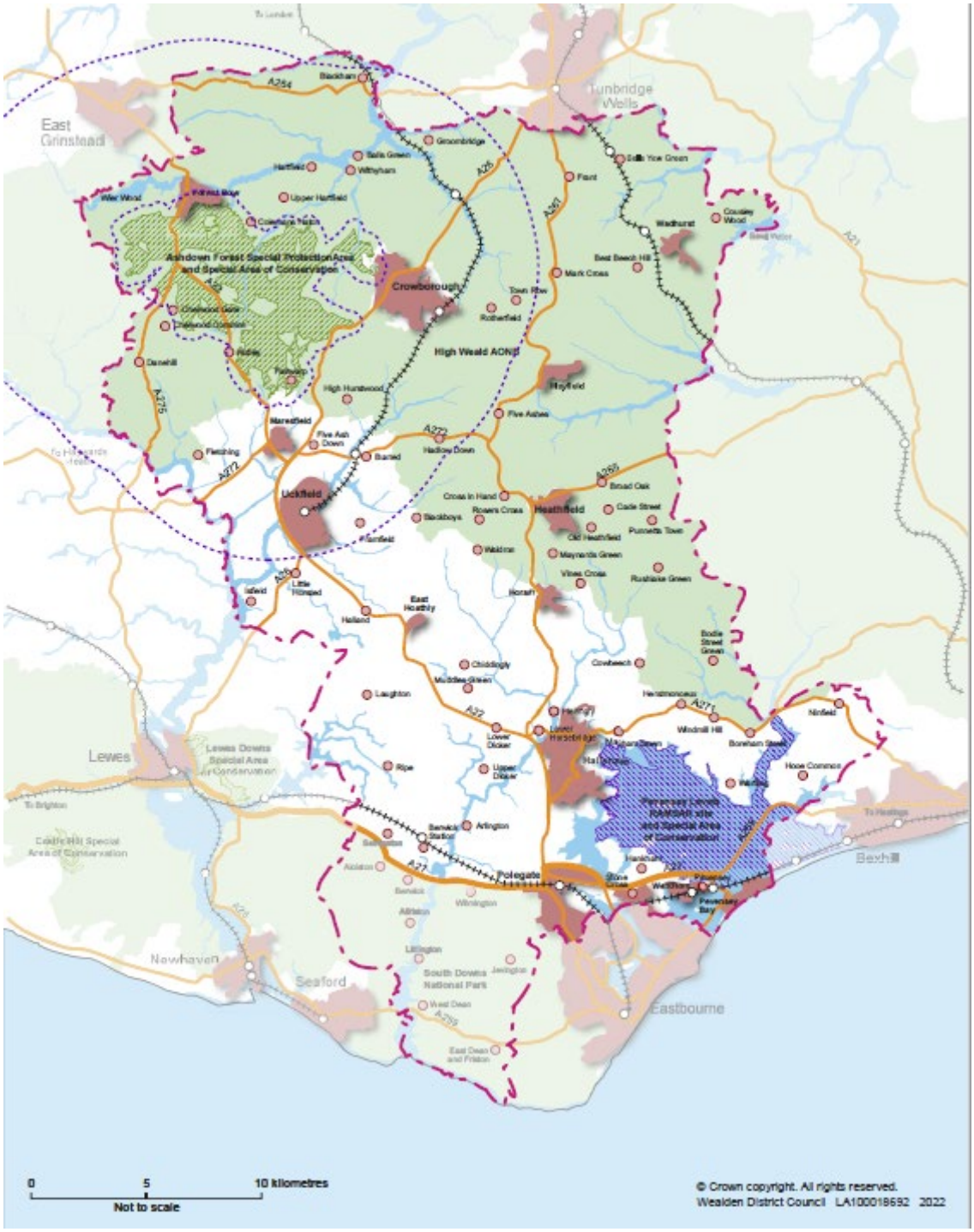
Baseline Information

3.8 The Scoping Stage entailed an extensive review of information in relation to the existing baseline characteristics of the area to establish the evidence base, from which sustainability issues and constraints were identified. The baseline data is set out in sections 5.0 – 18.0 of the Scoping Report Update 2023 (updated to account for consultation responses January 2024).

[3] Levelling - up and Regeneration Act 2023

3.9 Figure 3 below provides a map of the district to show the District's main settlements, transport links and environmental designations.

Figure 3 Wealden District Context



Limitations of baseline data

3.10 Limitations of baseline data are set out in the SA Scoping Report. However, a summary is provided below:

- Further work will be undertaken to provide evidence to inform the Local Plan as it progresses. This may include updating data, where for example the latest Census 2021 data is now available or will shortly be available. This may include the release of Census 2021 at particular geographies. For example, data may have been available district-wide but not available at a smaller scale, such as for Parishes or wards. In addition, further evidence base work will be undertaken particularly around climate change and biodiversity as well as further transport modelling.
- Whilst we have endeavoured to use the most up-to-date statistics, data is often released at varying times and can quickly become out-of-date. As work progresses we will ensure that the most up-to-date data is considered for both the Local Plan and the SA including where this is updated annually such as for air quality monitoring.
- Forecasting for infrastructure is often limited to a set time period. Where this is the case, the Council will work with infrastructure partners as the Local plan progresses to ensure long-term forecasting can take place to inform the Local Plan and SA.
- There is no significant local data on the health of the district's soils, aside from the ALC. Whilst the ALC provides some level of information as to soil health, this is mainly in relation to crop farming, which is not the predominant type of farming within Wealden. The ALC also fails to take account of the soils value in terms of its importance for grasslands and the biodiversity / nutrients it holds. This data is also limited nationally.
- Certain data, such as that relating to water, is only available at a catchment scale and does not therefore solely relate to Wealden District. The Council will undertake a Water Cycle Study between Regulation 18 and 19 stages, which will provide further information to inform the Local plan and SA.

4 Sustainability Issues and Objectives

Key Sustainability issues for the Plan

4.1 The key Sustainability issues were identified through the consideration of the baseline information and Policies, Plans and Programmes at the Scoping Stage. The baseline information and the PPPs will be kept under review to inform the key sustainability issues facing the District as the Plan progresses.

4.2 The key sustainability issues are set out in the table below.

Table 4.1: Key Sustainability issues

Population and Community	• A growing population will create a need for further housing and infrastructure including community infrastructure. • An aging population is likely to increase demand in areas such as housing provision and health care services. • There are some areas of deprivation within the District.
Climate change	• Challenging targets for emission reductions and emission reductions being too slow. • Addressing the reliance on the private motorcar given the rural nature of the District. • Balancing economic development alongside reducing GHG emissions. • Ensuring that both existing and future development is protected from floodrisk.
Air, light and noise	• Greater pressures on air quality and light pollution may occur through increases in development and increased traffic, which could lead to deteriorations in air and light pollution. • An increase in development, if located inappropriately, may increase the potential for communities to be affected by noise.
Health and well-being	• An increase in elderly residents (65+) and levels of people living with disability, long term illness and dementia. • Health Care services and facilities as well as open spaces, sports and recreation facilities need to be available and accessible to all, taking into account increased demand from new housing.

Housing	• The affordability of homes is an issue and there is a high demand for affordable housing (both rented and ownership). • There is a need for older and specialist housing and the demand for this is likely to increase given the aging population. There is also a demand for more self-build / custom housing. • There is a limited amount of Gypsy, Traveller and Travelling Showpeople Accommodation and demand to deliver new permanent pitches/plots.
Education and skills	• The district has a lower level of highly qualified residents (at level 4 or above) than the national average and there has also been a decrease in the number of apprenticeship completions. • High house prices could lead to a shortage of key workers (i.e. teachers) particularly at the start of their careers, given the lower salaries on offer. • There are constraints on availability of the workforce, skills and premises, which affects business performance and growth.
Economy	• Limited amount of flexible, modern, affordable business accommodation in the District. • The average wage within Wealden has seen a decrease in recent years in comparison to the national average. • Out-commuting for work is a considerable issue, which causes pressure on the transport network. • Business, particularly small-to-medium sized enterprises (SMEs), need support to access and build skills, knowledge and capacity to reach net zero, and to minimise costs. • The need to provide a greater variety and quantum of visitor accommodation to encourage overnight visitors who will financially contribute a greater amount to the economy. • The district's town centres face threats from residents spending leakage to neighbouring areas.
Cultural heritage and the historic environment	• Large number of heritage assets within the District that require conservation and protection. • There is a risk that adverse impacts could arise from development in the future.

Soil, land and mineral resources	• Limited brownfield land in the District which means that development will mostly be on greenfield sites. • Development on brownfield land or land at risk of contamination could cause the release of contaminants. • Development could affect the availability of good quality agricultural land if this is not protected. • The failure to protect soils in relation to compaction, erosion, disturbance could result in numerous adverse impacts such as the loss of carbon storage, the loss of biodiversity and the introduction of invasive species.
Water	• There is significant pressure on the region's water resources and water infrastructure. An increase in population has the potential to add to this. • An improvement to the quality of water in waterbodies is required to protect habitats and species and to achieve good ecological and chemical status. • Development pressures result in greater areas of hard / impermeable surfacing being created which exacerbate surface runoff and the conveyance of chemicals / pollutants to waterbodies.
Biodiversity	• International, national and local designated sites within the District may be at risk from damage as a result of development pressure and associated human disturbance. • Greenfield development could contribute to biodiversity loss and fragmentation of habitats.
Landscape and townscape	• New development has the potential to affect the High Weald National landscape, the setting of the South Downs National Park as well as other valued landscapes and townscapes including landscape features, character and local distinctiveness.
Transport, connectivity and communications	• The rurality of the District brings challenges for transportation and connecting communities with employment, education, services and facilities. • Nearly half of the District's population lives in rural or remote areas with no or very limited access to public transport. The network, frequency and connectivity of different services is currently poor. • Transport infrastructure is at or near to capacity during peak times at certain locations / key junctions.

	• There is poor broadband connectivity in some areas mainly due to the rural nature of the district. • There are constraints on the capacity and reliability of the Transmission Network Operators (TNOs) and Distribution Network Operators (DNOs) to enable sufficient EV charging infrastructure. • The 4G mobile service lags behind the national average for 4G mobile coverage due to the rural infrastructure.
Waste	• An increase in households and businesses will lead to an increase in household waste generation including construction waste.

Sustainability Objectives

4.3 The key sustainability issues have been used to inform the Sustainability Objectives. The objectives were initially developed at the Scoping Stage in 2020/2021 and were then refined following 'The Direction of Travel' Consultation. As part of recent Scoping Report Update, the SA Objectives have been further refined and updated to reflect policy changes, the assessment of new baseline data and the findings of the further review of the PPPs. The updated SA Objectives have also been informed by the specific SEA topics within Schedule 2 of the SEA Regulations, which the Council is required to include. The SA objectives are distinct from the Local Plan objectives though they may in some cases overlap with them.

The SA Framework

4.4 The Sustainability Appraisal Framework (SA Framework) is used to assess the sustainability effects of the plan. The framework includes the sustainability objectives, decision making criteria and indicators to be used when undertaking the appraisal. The indicators should be measurable to provide a way of checking whether the objectives are being met, for example, the number of homes built.

Table 2 Sustainability Appraisal Framework

Sustainability Objective	Decision Making Criteria		Sustainability Indicators
SO1 CLIMATE CHANGE MITIGATION **To become a net zero-carbon district by 2050 or sooner tackling the climate emergency through reductions in greenhouse gas emissions and reducing energy and fuel consumption**	1.1	Minimise or reduce greenhouse gas emissions?	1.1 Level of installed MWs of commercial scale renewable energy schemes (wind and solar) in the local authority area (Department for Business, Energy & Industrial Strategy) 1.2 Per capita CO_2 and total emissions in the local authority area, including the breakdown for buildings, industry and transport (Department of Energy and Climate Change) 1.3 Car and van availability by household in the local authority area (East Sussex in Figures) 1.4 Publicly available electric vehicle charging devices at all speeds within the local authority area (Department for Transport) 1.5 Increase (Ha) in community allotments/orchards (Council records)
	1.2	Ensure energy efficiency?	
	1.3	Promote the use of decentralised, renewable and low carbon energy?	
	1.4	Support the provision of electric charging infrastructure to enable the take up of electric vehicles?	
	1.5	that development is located in sustainable locations?	
	1.6	embodied carbon emissions in new buildings?	
	1.7	Reduce space heating demand in new buildings?	
	1.8	Encourage local food production?	
	1.9	Promote sustainable methods of construction and design?	
SO2 CLIMATE CHANGE ADAPTATION **To reduce vulnerability to the adverse effects of climate change through adaptation and adjustment**	2.1	Contribute to climate change adaptation?	2.1 The percentage of new dwelling energy performance certificates at band C and above (Department for Levelling Up, Housing and Communities) 2.2 The percentage of all dwelling energy performance certificates (existing and new dwellings) at band C and above (Department for Levelling Up, Housing and Communities) 2.3 The percentage of all non-domestic energy performance certificates at band C and above (Department for Levelling Up, Housing and Communities) 2.4 Woodland as percentage of area in the local authority area; (Forest Research, Department of Agriculture, Environment and Rural Affairs).
	2.2	Ensure the use of sustainable construction and design i.e. reduce overheating, incorporate trees /GI for urban cooling?	
	2.3	Maximise opportunities to deliver nature-based solutions i.e. green infrastructure	
	2.4	Provide for future changes in energy supply?	
	2.5	Ensure there is suitable energy infrastructure capacity?	

Sustainability Objective	Decision Making Criteria		Sustainability Indicators	
SO3 FLOOD RISK **To manage and reduce our vulnerability to flood risk taking into account climate change**	3.1	Reduce the risk of, and minimise flooding from all known sources, taking into account the impact of climate change?	3.1	Estimated number of properties in the local authority area at risk from flooding (Environment Agency)
	3.2	Avoid development in higher flood risk areas or in adjacent areas which would increase flood risks, having regard to the impacts of climate change?	3.2	Major planning permissions granted contrary to Environment Agency and Lead Local Flood Authority (LLFA) advice on flooding grounds (Environment Agency/East Sussex County Council)
	3.3	Support the provision of natural flood management solutions?		
	3.4	Encourage best practice measures for managing flood risk (i.e. SuDS or other flood alleviation measures)		
SO4 WATER RESOURCES AND WATER QUALITY **Protect our water resources and reduce water demand and consumption**	4.1	Promote measures to minimise water consumption and use?	4.1	Southeast Water Per Capita Consumption of Water in litres (South East Water)
	4.2	Encourage water efficiency?	4.2	Recorded water quality in rivers, estuaries and groundwater from River Basin Management Plans that includes the Cuckmere, the Adur and Ouse basins and Pevensey Marshes (Environment Agency)
	4.3	Ensure infrastructure is adequate to support water supply and sewer connections?	4.3	Percentage of river and groundwater units in the plan area with biological and/or chemical quality rated as good (Environment Agency)
	4.4	Ensure that wastewater treatment infrastructure is available?	4.4	Bathing Water Quality in Wealden District (Environment Agency)
	4.5	Protect water resources including those used for the supply of water and abstraction?	4.5	Planning permission granted contrary to Environment Agency advice on water quality grounds (Environment Agency)
	4.6	Improve the water quality of water resources?		

Sustainability Objective	Decision Making Criteria		Sustainability Indicators	
SO5 SOIL, LAND & MINERALS **Use land efficiently and maintain, conserve and enhance soil quality and mineral resources**	5.1	Minimise the loss of the best and most versatile agricultural land (Grades 1-3a)?	5.1	Allocations within a Local Plan that are located on safeguarded mineral sites (Council Records)
	5.2	Protect and enhance valued soils?	5.2	Allocations within a Local Plan on best agricultural land quality (Grade 1-3a) (Council Records and DEFRA)
	5.3	Prevent soil pollution?	5.3	Percentage of housing development recorded on greenfield/brownfield land (Council Records)
	5.4	Prevent land contamination and promote the remediation of contaminated land?	5.4	Percentage of employment development (Use Class E(g), B2 and B8) recorded on greenfield/brownfield land (Council Records)
	5.5	Seek to prevent soil disturbance, compaction or erosion including promoting best practice in construction?	5.5	The number of dwellings recorded on the Brownfield Land Register during the monitoring period (Council records)
	5.6	Ensure the efficient use of land?		
	5.7	Prioritise the use of previously developed (brownfield) land to minimise greenfield development?		
	5.8	Reduce the amount of derelict, underused and vacant land, and promote the re-use of buildings?		
	5.9	Prevent the sterilisation of mineral deposits?		
SO6 WASTE & MATERIALS **Reduce and minimise waste and promote resource efficiency through reuse and recycling (circular economy)**	6.1	Promote sustainable waste management in line with the waste hierarchy – reduce, reuse, recycle, recover, disposal?	6.1	Estimated Household Waste produced in tonnes in the local authority area (East Sussex County Council Record)
	6.2	Prevent and minimise waste through sustainable design and construction including the re-use of aggregates and the use of sustainable/local materials?	6.2	Estimated Household Waste produced collected in tonnes per capita in the local authority area (East Sussex County Council Record)
	6.3	Ensure the provision of waste and recycling facilities within homes and at commercial premises?	6.3	Estimated Percentage of Household Waste recycled or composted in the local authority area in tonnes (East Sussex County Council Record)
	6.4	Reduce household and business waste generated/ head of population?		
	6.5	Reduce construction waste?		

Sustainability Objective	Decision Making Criteria		Sustainability Indicators	
SO7 POLLUTION **To reduce air, noise and light pollution**	7.1	Minimise increases in traffic and congestion?	7.1	Estimated traffic flows by all vehicles within East Sussex (East Sussex County Council Record, Department for Transport))
	7.2	Ensure that development minimises exposure to poor air quality?	7.2	Number of designated AQMAs in the local authority area (Council records)
	7.3	Avoid, mitigate or reduce noise pollution?	7.3	Dark Skies Ranking by local authority area (Campaign to Protect Rural England)
	7.4	Ensure that development is located away from major sources of noise?	7.4	The rate of complaints about noise (Public Health Outcome Framework PHOF B14a)
	7.5	Protect tranquil areas from noisy activities?	7.5	The percentage of the population exposed to road, rail and air transport noise of 65dB(a) or more, during the daytime (Public Health Outcomes Framework PHOF B14b)
	7.6	Limit the impact of light pollution including not adversely affecting the International Dark Skies Reserve?		
SO8 GREEN & BLUE INFRASTRUCTURE **To improve the quality and connectivity between functional habitats and greenspaces to provide for people and nature recovery**	8.1	Positively contribute to nature recovery?	8.1	Hectares of green and blue infrastructure delivered through strategic site allocations (Council Records)
	8.2	Support the provision of new or enhanced green or blue infrastructure?	8.2	Hectares of Suitable Alternative Natural Green Spaces (SANGS) delivered through strategic site allocations (Council Records)
	8.3	Prevent the loss of green or blue infrastructure?	8.3	Average distance to nearest Park, Public Garden, or Playing Field in metres for the local authority area (ONS)
	8.4	Increase or improve access to green space?	8.4	Average number of Parks, Public Gardens, or Playing Fields within 1km radius (ONS)
	8.5	Ensure that existing ecological networks are not compromised and future improvements in connectivity are not prejudiced i.e. through fragmentation?	8.5	The loss and/or inappropriate development of Local Green Spaces during the monitoring period (Council Records)
			8.6	Quantity of open spaces provided through residential developments annually (Council Records).

Sustainability Objective	Decision Making Criteria		Sustainability Indicators	
SO9 BIODIVERSITY **To protect and enhance biodiversity and geodiversity**	9.1	Maintain and enhance International / European designated sites?	9.1	The recorded condition/status of designated ecological sites in the district that includes the Ashdown Forest SPA/SAC and Pevensey Levels SAC and Ramsar Site (i.e. the proportion of the SSSI units in favourable condition or unfavourable recovering condition (Natural England)
	9.2	Maintain and enhance nationally designated sites?	9.2	Estimated visitor numbers on designated ecological sites, namely the Ashdown Forest SAC/SPA (Council records)
	9.3	Maintain and enhance locally designated sites?	9.3	Estimated visitor numbers on SANGS within the local authority area (Council records)
	9.4	Ensure that development follows the mitigation hierarchy (Avoid, minimise, remediate, compensate)?	9.4	The number of new dwellings (net) completed within the 400 metre to 7km buffer of the Ashdown Forest SPA during the monitoring period (Council records)
	9.5	Conserve, restore and enhance priority habitats including those located within Biodiversity Opportunity Areas (BOAs)?	9.5	Changes in (a) priority habitats and species (by type) and (b) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub regional or local significance (Council records)
	9.6	Protect and support the recovery of priority species?	9.6	The number of sites that deliver at least 10% biodiversity net gain through the planning application process (Council Records)
	9.7	Protect irreplaceable habitats (e.g. ancient woodland / veteran trees)?	9.7	Area (Ha) under Woodland Trust Management. (Woodland Trust)
	9.8	Conserve, enhance or improve biodiversity by design?		
	9.9	Seek to secure a minimum of 10% or higher biodiversity net gain?		
	9.10	Lead to the creation of new habitat?		

Sustainability Objective	Decision Making Criteria		Sustainability Indicators
SO10 LANDSCAPE & TOWNSCAPE **To protect and enhance the District's urban and rural landscape and townscape**	10.1	Protect and enhance the quality and local distinctiveness of the District's landscapes and townscapes?	10.1 The number of new dwellings completed (net) within the High Weald AONB in the local authority area (Council Records) 10.2 The quantum of floorspace (net) for employment uses (Use Class E(g), B2, B8) completed within the High Weald AONB in the local authority area (Council Records) 10.3 The percentage of new dwellings completed (net) within the High Weald AONB compared with the remainder of the district (Council Records)
	10.2	Conserve and enhance the High Weald AONB?	
	10.3	Impact upon the South Downs National Park and its setting?	
	10.4	Contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes?	
	10.5	Protect and enhance valued landscape features and characteristics and promote local distinctiveness?	
	10.6	Protect and enhance the distinct identities and setting of a settlement, its character and its setting including sensitive design?	
	10.7	Enhance local distinctiveness in town and village centres?	
	10.8	Promote high quality design in context with its urban / rural landscape?	
	10.9	Improve the public realm?	
SO11 HISTORIC AND CULTURAL HERITAGE **To improve and enhance the District's historic environment and cultural heritage asset**	11.1	Help to conserve and/or enhance heritage assets, cultural heritage and historic character of place?	11.1 The number of heritage assets recorded as 'at risk' in the local authority area (English Heritage) 11.2 The number of new designated and non-designated heritage assets recorded in the monitoring year in the local authority area (English Heritage, Council Records)
	11.2	Protect the setting of heritage assets?	
	11.3	Protect sites and features of archaeological value?	
	11.4	Promote and develop and where appropriate increase access to cultural and heritage assets and settings?	

Sustainability Objective	Decision Making Criteria		Sustainability Indicators
SO12 **DIGITAL INFRASTRUCTURE** **To improve digital infrastructure and connectivity to ensure it meets the needs of all our communities**	12.1	Improve digital infrastructure and broadband coverage?	12.1 Average Broadband Speed across the local authority area (East Sussex County Council Record/Ofcom) 12.2 Fibre to the property availability in percentage terms in the local authority area (East Sussex County Council Records/Ofcom)
	12.2	Improve mobile phone connectivity and services?	
SO13 **SUSTAINABLE TRAVEL & ACCESSIBILITY** **To encourage efficient patterns of movement, promote sustainable and active travel and ensure access to key local services and facilities**	13.1	Reduce the need to travel by car, including accessing services, facilities, work and leisure?	13.1 Travel to work distances (Census) 13.2 Travel to work mode (Census) 13.3 The percentage of residents within 15 & 30 minutes of primary schools by transport mode (walking, cycling and car) (Department for Transport) 13.4 The percentage of residents within 15 & 30 minutes of employment centres by transport mode (walking, cycling and car) (Department for Transport) 13.5 The percentage of residents within 15 & 30 minutes of a food store by transport mode (walking, cycling and car) (Department for Transport) 13.6 The percentage of residents in the local authority area who walk (at least ten minutes), or cycle 3 times per week; (East Sussex County Council Record) 13.7 The number of bus journeys taken in East Sussex for each monitoring year (East Sussex County Council Record)
	13.2	Reduce journey times?	
	13.3	Improve public transport provision, including frequency of services?	
	13.4	Consider the capacity of the existing infrastructure and ensure appropriate mitigation and/or new/improved transport infrastructure can be provided where required?	
	13.5	Promote and facilitate sustainable travel, active travel and healthy streets?	
	13.6	Support the delivery of 20 minute walkable neighbourhoods?	
	13.7	Create safer routes and permeability for both pedestrians and cyclists?	
	13.8	Avoid impacts on the quality and extent of public footpaths, bridleways and / or the cycle network, and create opportunities for enhancing connectivity?	
	13.9	Help to connect communities by improving access to key services and facilities?	
	13.10	Provision and retention of key services and facilities?	

Sustainability Objective	Decision Making Criteria		Sustainability Indicators	
SO14 HOUSING **To provide suitable and sustainable housing that meets local needs**	14.1	Contribute to housing supply and deliver homes in sustainable locations?	14.1	New homes (net) completed in the monitoring year (Council records)
	14.2	Contribute to meeting local housing needs, including the provision of affordable and specialist homes to meet the identified needs for all sections of society?	14.2	New homes (net) approved planning permission in the monitoring year (Council records)
	14.3	Provision of homes that meet the necessary sustainability and design standards?	14.3	New permanent pitches/plots approved planning permission in the monitoring year (Gypsy and Traveller) (Council records)
	14.4	Ensure the provision of sufficient and suitable new homes to meet identified needs for all sections of society?	14.4	New affordable homes (net) completed in the monitoring year (Council records)
			14.5	Ratio of median house price to median gross annual (where available) workplace-based earnings in Wealden
	14.4	Provide self-build and custom-build housing plots?	14.6	The percentage of new 1, 2, 3 and 4+ bedroom dwellings (net) delivered within a monitoring period in the local authority area
	14.5	Ensure that an appropriate mix of dwelling size, type and tenure is provided?		
	14.6	Reduce the number of unsuitable/unfit homes?	14.7	The number of new applicants to the Self-Build and Custom Build Register during the monitoring period (Council records)
	14.7	Reduce or prevent homelessness?	14.8	The number of self-build and custom built plots granted planning permission (secured through a S106 agreement) during the monitoring period (Council records)
			14.9	Homeless Assessment as owed a duty (Department for Levelling-Up, Housing and Communities.

Sustainability Objective	Decision Making Criteria		Sustainability Indicators
SO15 HEALTH & WELLBEING **To protect and improve the health and well-being of the District's population and reduce health inequalities**	15.1	Contribute to improving health and well-being?	15.1 Child Obesity Levels within Wealden District at Year 6 (ages 10-11) (NHS) 15.2 Life Expectancy for Males and Females in Wealden (East Sussex County Council and NHS) 15.3 The percentage of residents within 30 minutes of GPs by transport mode (walking, cycling and car) (Department for Transport) 15.4 The percentage of Wealden residents who consider themselves to have a disability (Census) 15.5 Quantity (Ha) of additional open,space, sports and recreation facilities (Council records) 15.6 The number of sports playing fields loss during a monitoring period in the local authority area (Council records) 15.7 Percentage of physically active children and young people, persons, 2021/22 (PHOF C10) 15.8 Percentage of physically active and inactive adults,persons, 2021/22 (PHOF C17a and C17b) 15.9 Percentage of adults who feel lonely often or always or some of the time, person, 2019/20 (PHOF B19)
	15.2	Contribute and encourage healthy lifestyles for all?	
	15.3	Contribute to the provision, protection, enhancement or expansion of sport and recreation facilities?	
	15.4	Impact a designated Local Green Space?	
	15.5	Ensure development is located in reasonable proximity to medical services with sufficient capacity to meet needs?	
	15.6	Support the diverse health needs within the community including those associated with an ageing population?	

Sustainability Objective	Decision Making Criteria		Sustainability Indicators
SO16 QUALITY OF LIFE & PLACE **To create safe and attractive places, which contribute towards quality of life and community cohesion**	16.1	Help to reduce crime and fear of crime in the district?	16.1 The recorded rate of crime offences per 1,000 of the Wealden population (East Sussex County Council Record) 16.2 The recorded rate of violent crime offences per 1,000 of Wealden population (East Sussex County Council Record)
	16.2	Promote the use of secured by design principles, which contribute towards a safe and secure built environment?	
	16.3	Contribute to the creation of a sense of place, which is well-designed, inclusive, accessible for all and reduces social isolation?	
	16.4	Ensure good quality design including the use of design codes, where appropriate?	
SO17 SOCIAL DEPRIVATION **To tackle social deprivation by improving access to essential services and facilities, supporting diversity and equality for all**	17.1	Help to overcome social exclusion?	17.1 Indices of Multiple Deprivation Ranking across the Country (Department for Levelling Up, Housing and Communities); 17.2 Proportion of Lower Super Output Areas within the most deprived 20% of wards in the country (Department for Levelling Up, Housing and Communities); 17.3 Percentage of children in low income families within the monitoring period (East Sussex County Council Record); 17.4 The number universal credit claimants in the local authority area each monitoring period (East Sussex County Council Record) 17.5 No. of residents in fuel poverty at local/regional and national level. (ONS)
	17.2	Help to address issues of deprivation, disadvantage or poverty?	
	17.3	Help address inequality for those with protected characteristics?	
	17.4	Help reduce dependency on benefits?	
	17.5	Encourage engagement and participation in the community?	

Sustainability Objective	Decision Making Criteria		Sustainability Indicators
SO18 ECONOMY & EMPLOYMENT To maintain high levels of employment and encourage sustainable economic growth across the District, including higher value jobs	18.1	Protect the amount of existing employment floorspace in the District?	18.1 Net additional gains in employment floorspace (Use Class E(g), B2, B8) in the district over the monitoring period (Council Records) 18.2 The number of business enterprises within the local authority are each year (East Sussex County Council Records) 18.3 New Business Registration Rate in the local authority area (East Sussex County Council Records) 18.4 Percentage of working age residents who are unemployed (East Sussex County Council Records) 18.5 Economic Inactivity Rates in the local authority area (East Sussex County Council Records) 18.6 The total number of visitor trips undertaken within the local authority areas (millions) (South East Tourism) 18.7 The total amount of expenditure (£) by tourists during visits (millions) (South East Tourism)
	18.2	Support the delivery of employment floorspace requirements through expanding or making land available for new employment sites?	
	18.3	Encourage the retention and provision of small business units to meet the needs of small and medium enterprises?	
	18.4	Support businesses performance, growth and resilience?	
	18.5	Support and encourage both urban and rural businesses to grow, expand and diversify?	
	18.6	Support the growth of sustainable tourism and leisure sectors?	
	18.7	Protect and restrict the loss of tourism accommodation and visitor attractions?	
	18.8	Support the tourism sector by increasing overnight stays and visitor spend?	
	18.9	Assist in making Wealden an attractive place to visit?	
	18.10	Support the provision of higher value jobs?	
	18.11	Assist in delivering the District's employment needs?	
	18.12	Create new employment opportunities and local jobs?	

Sustainability Objective	Decision Making Criteria		Sustainability Indicators
SO19 TOWN & VILLAGE CENTRES **Protect and enhance the viability and vitality of town or village centres**	19.1	Help retain and provide additional retail floorspace?	19.1 Net Additional Gains/Losses in retail floorspace (Use Class E(a) in the district over the monitoring period (Council Records) 19.2 Net Additional Gains/Losses in retail floorspace (Use Class E(a) in designated town centres over the monitoring period (Council Records) 19.3 Net Additional Dwellings (Use Class C3) in designated town centres over the monitoring period (Council Records) 19.4 The percentage of vacant units with designated town centres during the monitoring period (Council Records 19.5 The percentage of residents within 30 minutes of a Town Centre by transport mode (walking, cycling and car) (Department for Transport)
	19.2	Decrease the number of vacant units?	
	19.3	Support the long-term vitality and viability of town and village centres?	
	19.4	Support town centre first principles and limit out of town retail?	
	19.5	Support high street businesses and the provision of business opportunities?	
	19.6	Support the provision of residential development in our town centres?	
	19.7	Provide for resident and visitors needs including places of work, places to socialise and key services and facilities?	
	19.8	Help improve the night-time economy?	
SO20 EDUCATION & SKILLS **To improve the level of skills, education and training of the District's population**	20.1	Improve qualifications and skills of young people and adults?	20.1 Percentage of working age population with level 4 (or more) qualifications (Census) 20.2 Percentage of working age population with no qualifications (Census) 20.3 Apprenticeships (of all levels) starts and completions during the monitoring period (East Sussex County Council Records) 20.4 School Capacity within the district for secondary school and primary school places (East Sussex County Council Records)
	20.2	Assist to meet the skill needs of businesses including that required for greener jobs?	
	20.3	Deliver opportunities for education, apprenticeships and vocational training?	

5 Local Plan Vision and Strategic Objectives

The Vision and Objectives

5.1 The new Local Plan includes a Vision and Objectives for the District in 2040. The vision forms the basis on which the Strategic Objectives and the Plan's Policies are built. The overarching vision for draft Local Plan is as follows.

> **Overarching vision:**
>
> "Through careful planning and stewardship, Wealden district in 2040 will be a place where our natural environment has been protected, improved and restored. It will offer a safe, healthy and attractive place to live, contributing to quality of life and community cohesion. The district will have a fair, stable and sustainable economy, allowing people to live well, and both residents and visitors to our District will be able to enjoy the outstanding beauty of our countryside, enjoy the benefits of our green and blue infrastructure and our heritage."

5.2 To implement the Vision, a set of Objectives have been identified for the Local Plan through pre-production engagement with Members and the production of the SA Scoping Report Update. The Vision and Objectives for the draft Local Plan are set out below:

Vision	Objectives
Responding to the Climate Crisis	
1. We will have made significant progress towards being a net zero carbon district and we will be more prepared and resilient to the effects of the climate crisis through climate change prevention, adaptation and mitigation.	a. To respond to the challenges of the climate crisis, ensuring a sustainable built and natural environment b. Support the transition to a low carbon society by minimising greenhouse gas emissions c. Reduce energy consumption and ensure resources are used effectively d. Increase the use of renewable and low carbon energy e. Protect and ensure the sustainable use of our natural resources and minimise waste.

Vision	Objectives
Supporting the delivery of infrastructure	
2. Infrastructure, services and community facilities will have been provided and key projects delivered to match the requirements and needs of new and existing communities and to contribute to healthy and sustainable living for all of our residents.	a. Work with our partners to provide the right level of infrastructure and capacity, services, facilities and community assets to benefit both new and existing communities b. Supporting communities by protecting existing infrastructure, services, facilities and community assets c. Support opportunities that will reduce health inequalities, improve our communities' health, well-being and quality of life d. Protect and improve the provision of our sport, leisure and recreation facilities e. Maximise opportunities that will encourage social interaction, enhance mental and physical well-being, and reduce social exclusion.
Living safe, inclusive and healthy lives	
3. Sustainable transport, active travel choices and accessible walkable and cyclable neighbourhoods will have contributed to positive outcomes for climate change, people and places allowing our communities to thrive, live healthy and inclusive lives, and meet their daily needs locally.	a. Facilitate and promote the provision of a safe, sustainable and active transport network, supporting the take-up of low and zero emission vehicles, walking, wheeling and cycling b. Facilitate greater connectivity through the provision of footpaths and cycle paths as well as greater integration between different modes of transport c. Facilitate efficient patterns of movement to ensure access to employment and key local services and facilities.
Delivering new homes for all	
4. We will have delivered new homes in the most accessible and sustainable locations and in a way that enhances and respects the distinctive qualities of our District.	a. Deliver high quality, well-designed and energy efficient new homes to meet local need b. Boost the provision of affordable and specialist homes, to ensure that there is suitable housing for everyone.

Vision	Objectives
Supporting a sustainable and prosperous economy allowing people to live well	
5. We will have supported our local economy to prosper, providing new sites to help meet the needs of both existing and future businesses and we will have delivered new well-paid jobs to meet the needs of our communities.	a. Maintain high levels of employment within the District; b. To support sustainable and inclusive economic and job prosperity and address barriers to investment c. To retain, enhance and expand existing employment areas and premises d. Reduce the need for out-commuting e. To maintain a fair, stable and resilient economy to ensure business and employment opportunities for all f. To improve and better align the skills of the workforce with employer's needs and achieve an increase in wages g. To support and encourage business start-ups and encourage rural businesses to diversify h. To support local businesses to adopt sustainable practices as well as support the implementation of a circular economy i. Enhance the District's tourism, cultural and visitor accommodation offer and improve sustainable access to our attractions.
Vibrant town and local centres	
6. Our towns and village centres will have been supported by both new and existing communities and will be successful in contributing to the character of our district. Our centres will act as vibrant and vital community hubs for both our residents and visitors.	a. Ensure that new and existing communities can easily access and support town and local centres b. Maintain and strengthen the role of our town and local centres; providing a strong and diverse core of town centre uses c. Ensure that development makes a positive contribution to the distinctive qualities of our town and local centres including the public realm.
Protecting our natural environment and increasing biodiversity	
7. We will have assisted in nature recovery and contributed to the halt of species decline and conserved and enhanced our water environments. Our biodiversity rich and beautiful countryside, coastal and water environments will continue to define our District.	a. To protect and enhance biodiversity and geodiversity and extend areas for wildlife b. Maintain and improve the quality and connectivity of our green and blue spaces and functional habitats and improve access to nature c. Deliver net gains for biodiversity d. Protect and improve our water environments.

Vision	Objectives
Attractive and locally distinctive places	
8. New development will be attractive, will respect our most valued landscapes, local distinctiveness and character and will have created sustainable buildings and connected places that incorporate high quality sustainable design, provides a sense of place and facilitates community cohesion.	a. Conserve and enhance our historic environment and cultural heritage assets b. To protect and enhance the district's urban and rural landscape, including the High Weald National Landscape, the setting of the South Downs National Park c. Maintain a heritage and culture rich district d. Ensure that developments are well-designed, are of high quality and are inclusive, safe and accessible for all.

Assessment of Vision and Objectives

5.3 The Vision and Objectives were assessed against the Sustainability Assessment framework to check their compatibility. A summary table of the results is provided overleaf, and the full results can be found in **Appendix A4**. The majority of the Vision and Objectives were found to have a major or minor positive impact against the sustainability objectives. Some uncertainty was recorded for the vision and objectives (5 and 6), where the economic growth expected may have an adverse impact upon environmental factors and has not been addressed in these aspects of the vision and objectives. However, any negative impacts of growth will be addressed through appropriate policies within the Local Plan itself.

Table 5.1 Summary of Vision & Objectives SA Results

SUSTAINABILITY OBJECTIVE		Policy: Vision and Objectives							
		VO1	VO2	VO3	VO4	VO5	VO6	VO7	VO8
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	SUSTAINABLE 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								

6 Spatial Strategy and Growth Options

6.1 The draft spatial strategy and associated strategic policies aim to deliver the Local Plan's vision and objectives by guiding development to the right locations and by delivering sustainable growth that takes account of people, places and the environment.

6.2 The spatial strategy is based upon focusing growth in and around sustainable settlements (including strategic extensions), and to the edge of major towns that lie adjacent to the District (i.e. Eastbourne and Tunbridge Wells), whilst also seeking to limit growth in those sustainable settlements that are located within or washed over by the High Weald AONB national landscape designation.

Options Considered in the Development of the Local Plan

6.3 Under the SEA Regulations, there is a requirement to consider reasonable alternatives when undertaking the assessment and to set out an outline of the options considered and the reasons for their selection or rejection. Options have been considered in the development of the draft Local Plan for the Growth Options and Spatial Strategy; the Local Plan Policies; and Site Allocations.

6.4 The option of 'do nothing' or 'no new plan' was not considered a reasonable alternative as it would not address the need to plan for the required housing and economic growth in the District or address recent changes in planning and environmental legislation and guidance.

Growth Options

6.5 Seven options for growth have been considered in the development of the Local Plan as follows:

- **Spatial Option A**

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

- **Spatial Option B**

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

- **Spatial Option C**

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

- **Spatial Option D**

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

- **Spatial Option E**

  To maximise growth in all locations within the District to meet the Council's housing and employment needs requirement and to meet a small proportion of Eastbourne's unmet housing needs.

- **Spatial Option F**

  To focus growth in and around all sustainable settlements (as defined in the SSS), and to the edge of major towns that lie adjacent to the District (i.e. Eastbourne and Royal Tunbridge Wells), with limited employment growth (i.e. without Ashdown Business Park).

- **Spatial Option G**

  Combined option of B and D.

Assessment of Growth Options

6.6 The Growth Options have been assessed against the sustainability objectives to determine the likely sustainability impacts. A summary of the results is provided below, and the detailed results can be found in **Appendix 5**. All the options perform similarly with **Option E** (maximise growth) having the most negative impacts. A summary of the findings by option is provided below.

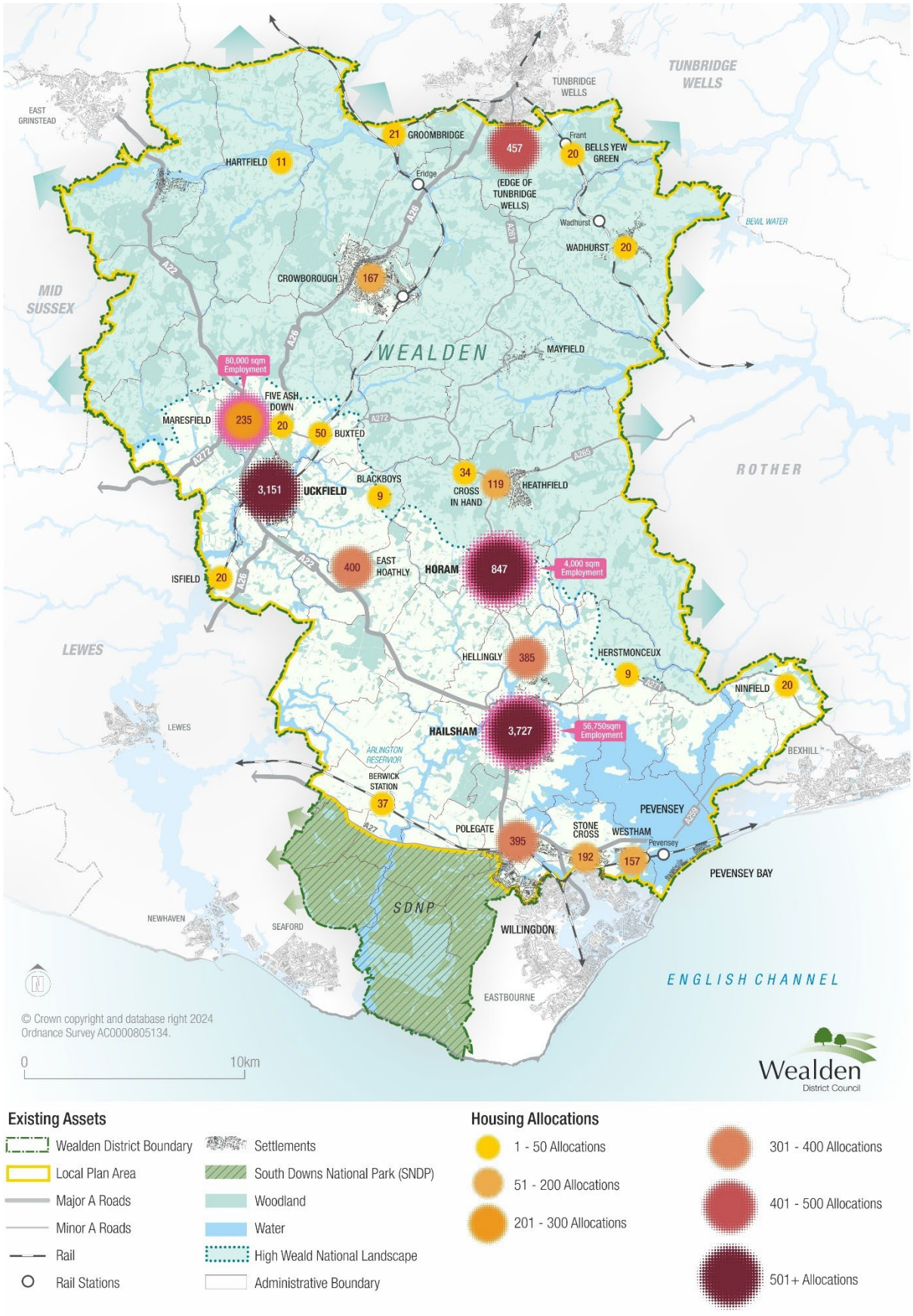
Summary of Results

Spatial Option A

6.7 This spatial option will deliver around 20,250 (net) dwellings in, or surrounding sustainable settlements, which is 450 dwellings over Wealden District's overall housing need. The option will also meet the full employment needs of the District and will improve town and village centres through new jobs and homes.

6.8 However, there will be major negative impacts of this growth, namely from the impact on the landscape of Wealden (including the High Weald AONB). There are also significant highway constraints within the District for growth along the SRN/MRN. Maximising growth in all locations is likely to cause severe impacts on the local highway network, particularly along existing SRN/MRN junctions where there are known capacity issues and limited access to sustainable modes of travel. The Council will consider whether mitigation measures are possible between the Regulation 18 and Regulation 19 consultations, but early indications of the transport modelling show that if this option was pursued, it would be unlikely that such mitigation at junctions along the SRN/MRN will be achievable for all sites. **Spatial Option Not Selected.**

Figure 4 Spatial Option A



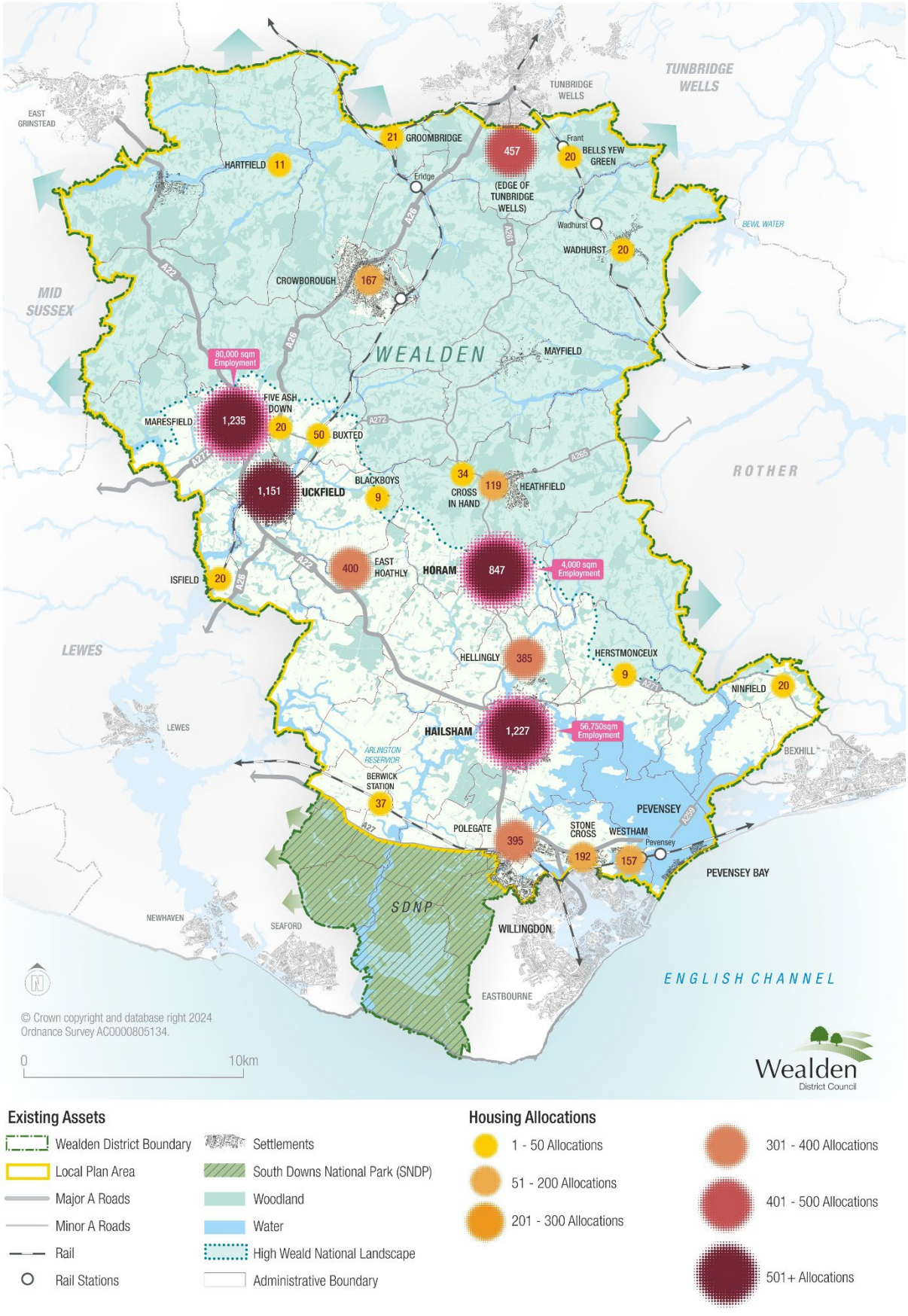
Spatial Option B

6.9 This spatial option will deliver around 15,750 (net) dwellings in sustainable settlements, which is circa 4,000 dwellings short of overall housing need. The option, however, will meet the full employment needs of the District and will improve town and village centres through new jobs and homes.

6.10 There are no major negative impacts for this spatial option, although minor negative impacts do occur for climate change mitigation, waste, pollution, biodiversity, landscape and heritage, although there may be mitigation measures that could be implemented for some or all of these issues.

6.11 There is currently some uncertainty within the Local Plan as to whether an employment site (Ashdown Business Park) can come forward through the Local Plan and further work on this and other potential options for employment growth will be considered at the Regulation 19 stage. **Spatial Option Not Selected but further work to be undertaken on this spatial option for the Regulation 19 stage.**

Figure 5 Spatial Option B



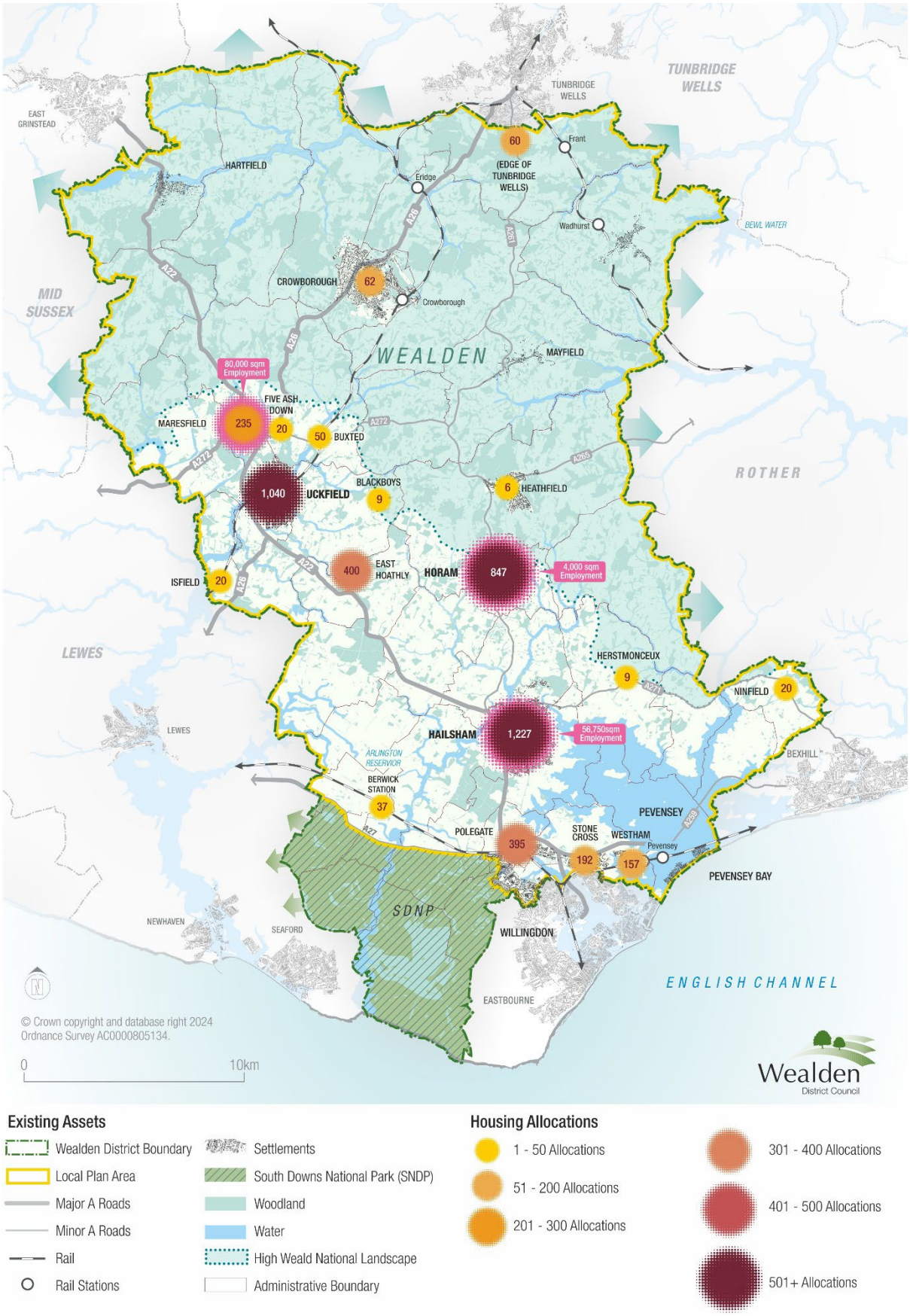
Spatial Option C

6.12 This spatial option will deliver around 15,000 (net) dwellings in sustainable settlements, which is approximately circa 4,800 dwellings short of the overall housing need and is the least of any spatial option considered. The option will, however, meet the full employment needs of the District and improve the town and village centres through new jobs and homes, at least within the Low Weald.

6.13 There are no major negative impacts for this spatial option, although minor negative impacts do occur for climate change mitigation, waste, pollution, biodiversity and social deprivation. There may be mitigation measures which could be implemented for some or all of these issues. However, due to the low level of housing supported in this spatial option, particularly within the High Weald AONB, it is not considered to meet several objectives for the Local Plan.

6.14 There is currently some uncertainty within the Local Plan as to whether an employment site (Ashdown Business Park) can come forward through the Local Plan and further work on this and other potential options for employment growth will be considered at the Regulation 19 stage. **Spatial Option Not Selected.**

Figure 6 Spatial Option C



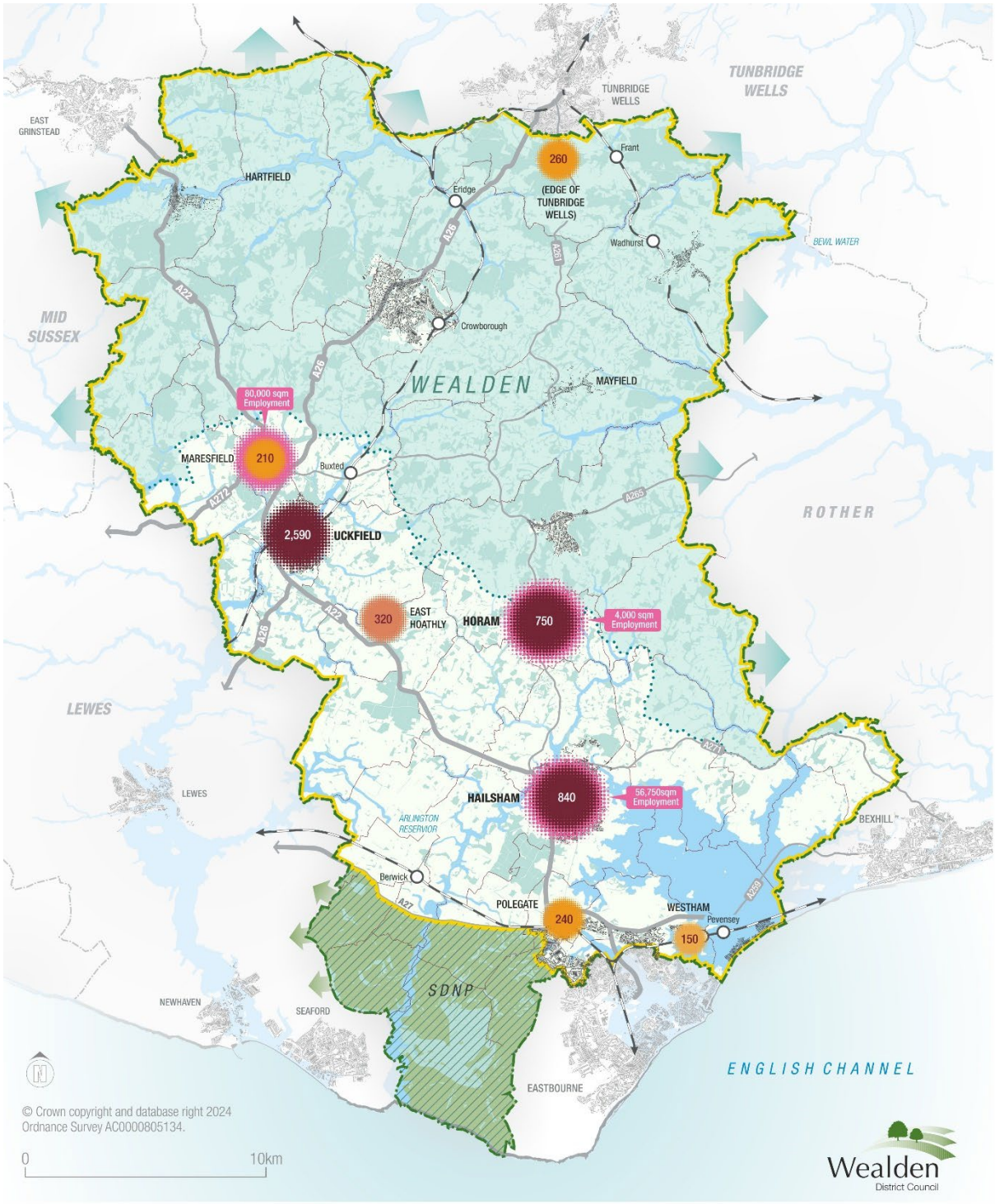
Spatial Option D

6.15 This spatial option will deliver around 15,500 (net) dwellings in sustainable settlements, which is circa 4,300 dwellings short of overall housing need. The option will, however, meet the full employment needs of the District and will improve the town and village centres through new jobs and homes.

6.16 There are no major negative impacts for this spatial option, although minor negative impacts do occur for climate change mitigation, waste, pollution, biodiversity, landscape and heritage. There may be mitigation measures which could be implemented for some or all of these issues.

6.17 There is currently some uncertainty within the Local Plan as to whether an employment site (Ashdown Business Park) in this option can come forward through the Local Plan and further work on this and other potential options for employment growth will be considered at the Regulation 19 stage. In addition, there is also uncertainty as to whether a large mixed-use site, named 'West of Uckfield' can come forward through this spatial option and this will be explored further in the Regulation 19 Local Plan. **Spatial Option Not Selected but further work to be undertaken on this spatial option for the Regulation 19 stage.**

Figure 7 Spatial Option D

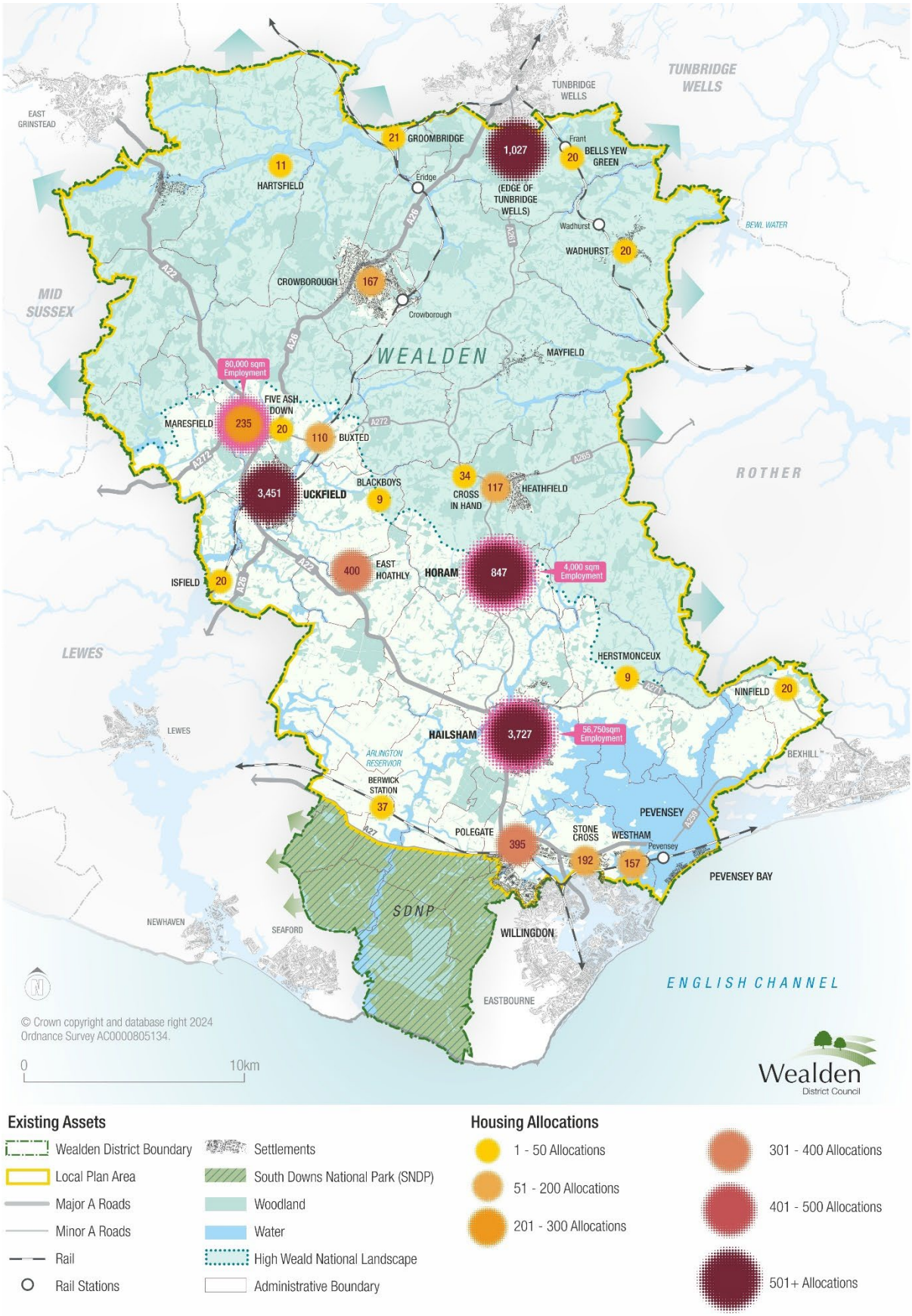


Spatial Option E

6.18 This spatial option is not selected at this stage. This spatial option will deliver around 21,200 (net) dwellings in, or surrounding sustainable settlements, which is approximately 1,400 dwellings over Wealden District's overall housing need. The option will also meet the full employment needs of the District and will improve the town and village centres through new jobs and homes.

6.19 However, there will be major negative impacts of this growth, namely the impact on the landscape of Wealden (including the High Weald AONB), the historic environment and pollution. There are also significant highway constraints within the District for growth along the SRN/MRN. Maximising growth in all locations is likely to cause severe impacts on the local highway network, particularly along existing SRN/MRN junctions where there are known capacity issues and limited access to sustainable modes of travel. The Council will consider whether mitigation measures are possible between the Regulation 18 and Regulation 19 consultations, but early indications of the transport modelling show that if this option was pursued, it would be unlikely that such mitigation at junctions along the SRN/MRN will be achievable for all sites. **Spatial Option Not Selected.**

Figure 8 Spatial Option E



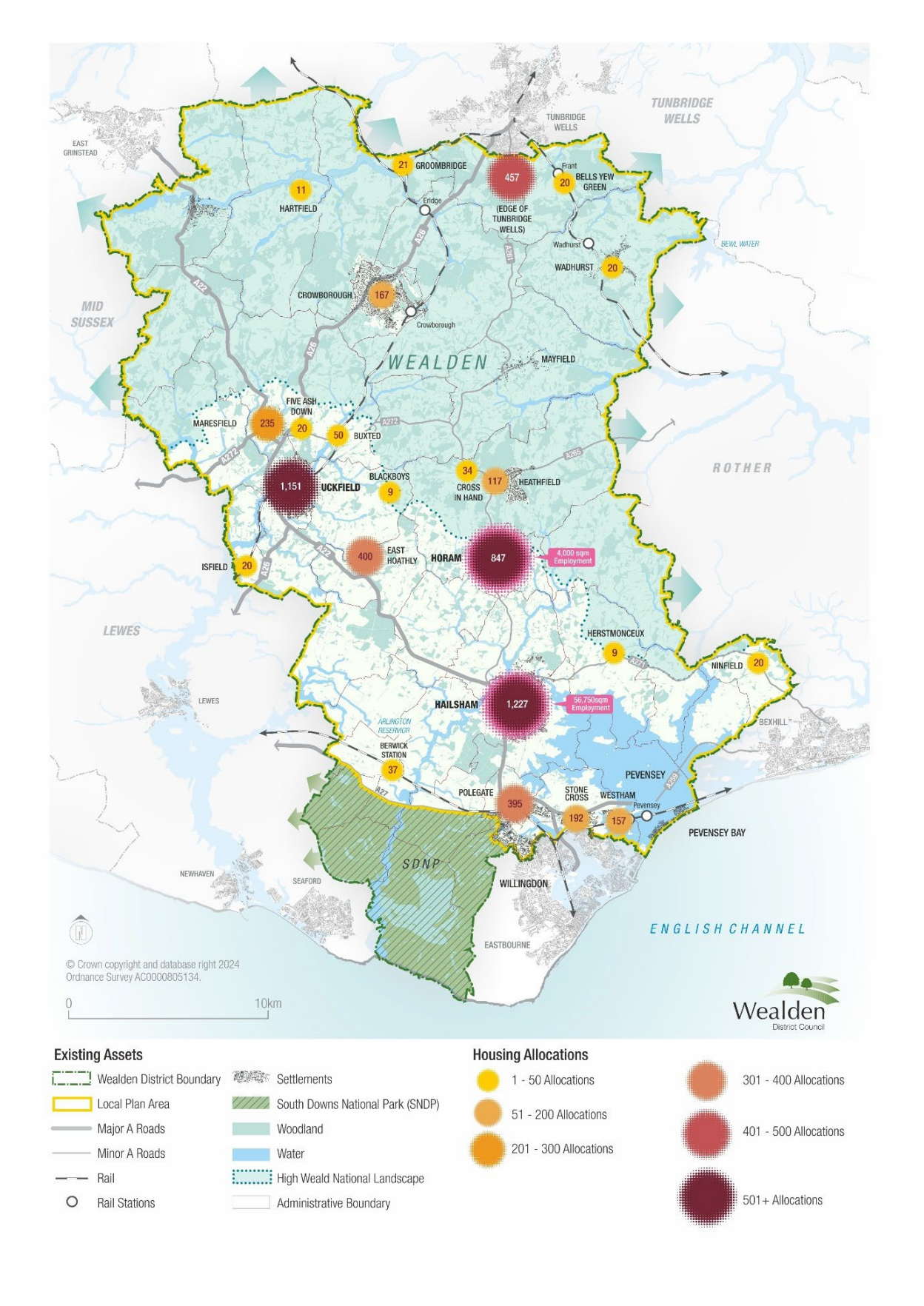
Spatial Option F

6.20 This spatial option will deliver around 15,750 (net) dwellings in sustainable settlements, which is approximately 4,000 dwellings short of the overall housing need. The spatial option will also not deliver the full employment needs of the District and will be 68,000 sqm short of the overall need for B2 and B8 uses (when accounting for completions). However, the option will continue to improve town and village centres through new jobs and homes.

6.21 There are no major negative impacts for this spatial option, although minor negative impacts do occur for climate change mitigation, waste, pollution, biodiversity, landscape and heritage and social deprivation. There may be mitigation measures that could be implemented for some or all of these issues.

6.22 There are no significant uncertainties surrounding the sites provided within this spatial option and it is considered that the spatial option is deliverable. **Spatial Option Selected but further work to be undertaken on this spatial option for the Regulation 19 stage.**

Figure 9 Spatial Option F



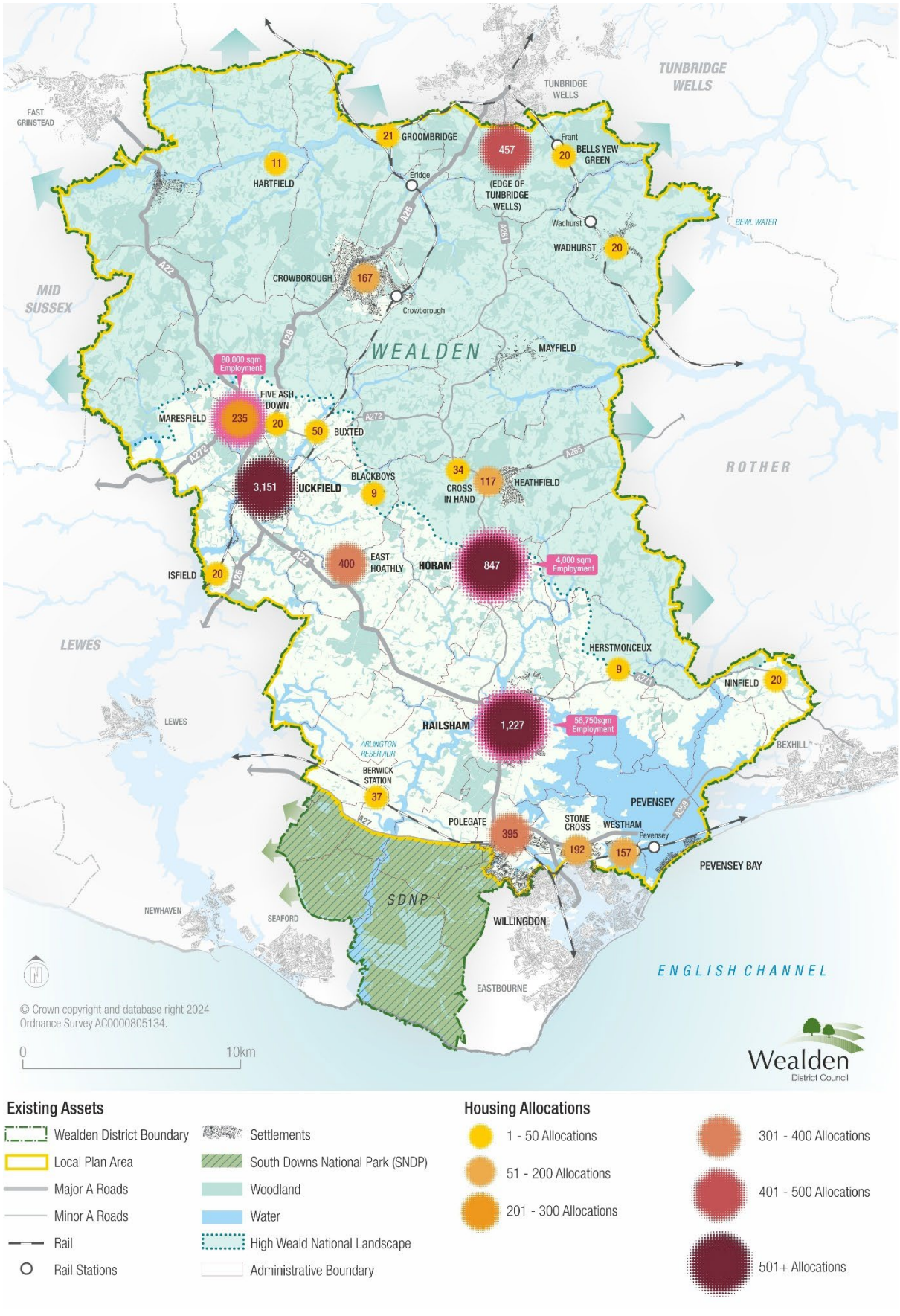
Spatial Option G

6.23 This spatial option will deliver around 17,750 (net) dwellings, which is approximately 2,000 dwellings short of the overall housing target of 19,800 (net) dwellings. The option will, however, meet the full employment needs of the District and will improve town and village centres through new jobs and homes.

6.24 There are no major negative impacts of this spatial option, although minor negative impacts do occur for climate change mitigation, soil, land and minerals, waste, pollution, biodiversity, landscape and heritage, although there may be mitigation measures that could be implemented for some or all of these issues.

6.25 There is currently some uncertainty within the Local Plan as to whether an employment site (Ashdown Business Park) in this option can come forward through the Local Plan and further work on this and other potential options for employment growth will be considered at the Regulation 19 stage. In addition, there is also uncertainty as to whether a large mixed-use site, named 'West of Uckfield' can come forward through this spatial option and this will be explored further in the Regulation 19 Local Plan. **Spatial Option Not Selected but further work to be undertaken on this spatial option for the Regulation 19 stage.**

Figure 10 Spatial Option G



Selection and Rejection of Options

6.26 As a result of the Sustainability Appraisal of options, **Spatial Option F** is considered the preferred option at this stage in the process. However, **Spatial Options B, D and G** will be considered further, alongside **Spatial Option F**, at the next stage of the Local Plan (Regulation 19) once further work has been carried out, which is expected to provide greater certainty in determining the effects.

6.27 **Spatial Options A, C and E** are not considered suitable and have not been selected for further consideration.

6.28 A summary table of the SA results is provided below, and the full results can be found in **Appendix A5**.

Table 6.1 Summary of Growth Options SA Results

SUSTAINABILITY OBJECTIVE		Growth Options						
		A	B	C	D	E	F	G
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	SUSTAINABLE 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							
Selected	Not Selected	NS	NS	NS	NS	NS	S	NS

Spatial Strategy

6.29 The Spatial Strategy policies provide a clear framework for delivering the growth required within the District, whilst ensuring that the mitigation of, and adaptation to, climate change and the protection of the natural environment are at the heart of the plan. The polices support the delivery of the Local Plan vision and objectives and will be supported by further, specific policies later in the Plan, which provide the finer detail.

Assessment of the Spatial Policies

6.30 The Spatial Strategy includes the following ten policies:

- SS1 Spatial Strategy
- SS2 Provision of Homes
- SS3 Gypsy and Traveller Needs
- SS4 Retail Provision and Town Centre Needs
- SS5 Strategic Employment Floorspace
- SS6 Strategic Employment Sites
- SS7 Comprehensive Development
- SS8 Climate Change
- SS9 Health & Wellbeing
- SS10 Green Infrastructure

Summary of Sustainability Effects

6.31 For the Spatial Strategy policies a number of ‘reasonable alternatives’ were considered. The detailed reasons for selecting or rejecting the alternatives are set out in Appendix A9. A summary of the assessment is provided in **Table 6.2** below.

Table 6.2: Summary of Spatial Strategy SA Results

SUSTAINABILITY OBJECTIVE		Policy: Spatial Strategy									
		SS1	SS2	SS3	SS4	SS5	SS6	SS7	SS8	SS9	SS10
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	SUSTAINABLE 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										

Table 6.3 Outline of Reasons for Selection and Rejection of Policies

Policy SS1: Spatial Strategy for Wealden	
Reasonable Alternative	**Selected or rejected**
Option 1: Rely on the Vision and Objectives of the Local Plan to guide development over the Plan period to 2040.	**Rejected:** This approach would not provide a detailed enough framework to deliver the Plan's aims vision and objectives for the District.
Option 2: Set an overarching Spatial Strategy to deliver the Local Plan's vision and objectives over the Plan period to 2040.	**Selected as Preferred Option:** This approach, together with associated strategic policies, will deliver the Local Plan's vision and objectives by guiding development to the right locations and by delivering sustainable growth that takes account of people, places and the environment.
Policy SS2: Provision of Homes	
Reasonable Alternative	**Selected or rejected**
Reasonable options assessed under Growth Options above.	
Policy SS3: Gypsy, Traveller and Travelling Showpeople - Accommodation Needs	
Reasonable Alternative	**Selected or rejected**
Option 1: Do not set out the amount of employment floorspace required within the District.	**Rejected:** This approach would not align with the findings of the Employment and Economic Study for Eastbourne and Wealden (April 2022) which identifies future employment land needs for both offices (use class E(g)i) and for industrial and warehouse uses (use classes B2 and B8). It also recommends some growth in office floorspace. For industrial and warehouse floorspace provision, the study has identified a clear need for new sites on the basis of previous completions.
Option 2: Set out the amount of employment floorspace required within the District.	**Selected as Preferred Option:** This approach is in line with the conclusions and recommendations of the Employment and Economic Study for Eastbourne and Wealden (April 2022).

Policy SS4: Retail provision and Town Centres	
Reasonable Alternative	**Selected or rejected**
Option 1: Allocate land / sites for retail provision.	**Rejected:** The evidence base concluded there was sufficient floorspace at the present time to meet current levels of operator demand, with investment in existing units required to support/improve our existing centres.
Option 2: Set out the amount of retail floorspace required within our District, Service and Local Centres but do not allocate sites.	**Selected as Preferred Option:** The Wealden Town Centre Study (2022) identified that there is only a very limited capacity for new retail floorspace over the plan period for both comparison and convenience goods, taking into account existing provision and future populations.
Policy SS5: Provision of Employment Floorsapce	
Reasonable Alternative	**Selected or rejected**
Option 1: Do not allocate strategic sites for employment uses.	**Rejected:** The Employment and Economic Study for Eastbourne and Wealden (April 2022) has identified a clear need for new industrial and warehouse floorspace provision on sites within the District.
Option 2: Allocate strategic employment sites in a policy.	**Selected as Preferred Option:** This approach is in line with the conclusions and recommendations of the Employment and Economic Study for Eastbourne and Wealden (April 2022) as well as meeting the requirements of the NPPF (paragraph 86b).
Policy SS6: Strategic Employment Allocations	
Reasonable Alternative	**Selected or rejected**
Reasonable options assessed under Growth Options above.	
Policy SS7: Ensuring Comprehensive Development and Housing Delivery	
Reasonable Alternative	**Selected or rejected**
Option 1: Leave delivery to relevant individual policies in the Local Plan.	**Rejected:** This option would still likely deliver growth; however it could lead to a disjointed approach in delivery and the plan would lack a coherent approach to the issue. This could lead to delays in housing provision for example.
Option 2: Include an overarching policy within the Local Plan for delivering comprehensive development and housing	**Selected as Preferred Option:** The NPPF confirms that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.

Policy SS8: Responding to Climate Change	
Reasonable Alternative	**Selected or rejected**
Option 1: To address climate change mitigation and adaptation within individual policies of the Local Plan.	**Rejected:** The NPPF states that development plans "must include strategic policies to address each local planning authority's priorities for the development and use of land in its area" (paragraph 17). Climate change adaptation and mitigation is a priority for Wealden and so a strategic policy is appropriate.
Option 2: To include an overarching policy within the local plan that brings together the various strands of climate change policy under a clear strategic framework.	**Selected as Preferred Option:** This approach brings together the various strands of climate change policy under a clear strategic framework, allowing connections to be made with other policy areas of the Plan.
Policy SS9: Health, Well-being and Quality of Life	
Reasonable Alternative	**Selected or rejected**
Option 1: Address health, wellbeing and quality of life through individual planning policies.	**Rejected:** This option could lead to some positive outcomes, but it could lead to a disjointed approach to the issues and the Plan would lack a coherent vision for health, wellbeing and quality of life.
Option 2: Include a strategic policy to address health, wellbeing and quality of life through spatial planning.	**Selected as Preferred Option:** This approach will ensure we maximise the beneficial impact spatial planning can have on the day to day lives of our communities through a holistic approach.
Policy SS10: Green Infrastructure	
Reasonable Alternative	**Selected or rejected**
Option 1: To include an overarching policy within the local plan that brings together the various strands of the natural environment policy area under a clear strategic framework for green infrastructure provision.	**Selected as Preferred Option:** Given its multifunctional benefits, delivering green infrastructure is an important focus of the Local Plan and is central to achieving many of the plans, and Council's wider, objectives. The NPPF paragraph 175 states "plans should…take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure.

7. Planning Polices

Development of the Plan Policies

7.1 The new Draft Local Plan will contain a number of policies that will implement the preferred option and help achieve the objectives. A list of the policies is within Appendix A7. A summary appraisal of the policies contained within the new Draft Local Plan is provided below. Appendix A9 contains further detail for each of the policies.

7.2 Under the SEA Regulations, there is a requirement to consider reasonable alternatives when undertaking the assessment and to set out an outline of the options considered and the reasons for their selection or rejection. Options have been considered in the development of the draft Local Plan for the Growth Options and Spatial Strategy; the Local Plan Policies; and Site Allocations. Appendix A8 sets out the Reasonable alternatives which have been considered in the development of the Plan's policies.

7.3 The option of 'do nothing' or 'no new plan' was not considered a reasonable alternative as it would not address the need to plan for the required housing and economic growth in the District or address recent changes in planning and environmental legislation and guidance.

Assessment of Plan Policies

7.4 The following sections summarise the reasonable alternatives (options) considered for each of the policy areas within the Draft Local Plan and the reasons for selecting or rejecting the approaches. An appraisal of the draft policies has been undertaken and the reasons why the policies have been selected This section is divided in policy topic areas.

7.5 The full assessment of the reasonable alternatives and the justification for their selection or rejection is contained within **Appendix A8.**

Climate Change

Reasonable Alternatives

7.6 To address climate change, a number of 'reasonable alternatives' were considered. The detailed reasons for selecting or rejecting the alternatives are set out in **Appendix 8**.

Reasons for Selection

Policy CC1: Net Zero Development Standard – New Build

7.7 Four options were considered for this policy area. The policy approach will ensure that new developments are as energy efficient as possible by implementing the energy hierarchy in their design/conception. Setting out specific standards/targets to be achieved provides a clear and upfront expectation to applicants on what is required by the Council for development proposals.

Policy CC2: Reducing Energy Consumption in Existing Buildings

7.8 Two options were considered for this policy area. The policy addresses the need to reduce energy consumption in existing buildings as it is widely accepted that retrofitting existing buildings to reduce energy consumption is critical to achieve net zero.

Policy CC3: Sustainable Design and Construction

7.9 Three options were considered for this policy area. The preferred option provides a holistic route to achieving net zero development and is in line with the approach taken within national planning policy and planning practice guidance in the National Design Code[4].

Policy CC4: Carbon Sequestration

7.10 Two options were considered for this policy area. The preferred option specifically addresses carbon sequestration, which is considered to be a key part of the approach to achieve net zero by 2050.

Policy CC5: Renewable and Low Carbon Energy

7.11 Three options were considered for this policy area. The preferred option provides a positive and proactive approach, retaining the flexibility for standalone renewable energy schemes to come forward, whilst setting out the clear criteria on which applications will be judged.

[4] National Design Guide Resources characteristics.

Policy CC6: Water Efficiency

7.12 Two options were considered for this policy area. The preferred option is in line with the provisions in the Building Regulations[5] which allows local planning authorities to set a higher water efficiency standard where there is a clear local need.

Policy CC7: Managing Flood Risk

7.13 Due to the requirements of the NPPF, PPG and the findings and conclusions of the Wealden Level 1 and Level 2 Strategic Flood Risk Assessments (SFRAs), it was considered appropriate to include a policy to manage flood risk.

Policy CC8: Sustainable Drainage

7.14 Three options were considered for this policy area. The policy will ensure development takes full account of drainage issues, including the incorporation of SuDS, as well as future proofing the Plan in the light of potential delays to the Government's implementation of the Flood and Water Management Act 2010 (Schedule 3) and the expected mandatory requirement for SuDS.

Reasons for Rejection

7.15 Other policy options were rejected because they were considered to be not far reaching enough to enable the Council to meet its climate change and net zero targets or did not comply with national policy or regulations.

Assessment of Draft Policies

7.16 The table overleaf provides a summary of the SA of the suite of policies to address climate change. The full appraisals can be read in **Appendix 9b.**

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

Table 7.1 Summary of SA Policy Results – Climate Change

SUSTAINABILITY OBJECTIVE		Policy: Climate Change							
		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8
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	SUSTAINABLE 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								

Summary of likely significant effects - Climate Change

7.17 Given the nature and scope of the climate change policies, they will have positive effects on the majority of the SA Objectives, with some more significant (major) than others and assist in meeting the District's, and national, goals of achieving net zero as soon as possible.

7.18 Some uncertain effects are likely against SO1 from Policy CC6 and SO11 from Policy CC3 because:

- Water use contributes to CO_2 emissions as the treatment of water requires energy.
- Seeking to achieve sustainable design and construction through innovative designs and materials could impact on the local vernacular.

7.19 The suite of climate change policies will have no major or minor negative effects.

Natural Environment

Reasonable Alternatives

7.20 To address the natural environment, a number of 'reasonable alternatives' were considered. The detailed reasons for selecting or rejecting the alternatives are set out in Appendix A8.

Policy NE1: Biodiversity, Geodiversity and Nature Recovery

7.21 Three options were considered for this policy area. The preferred option will ensure that development proposals not only protect and enhance individual assets but that they also contribute to the overall network of biodiversity and geodiversity within the District.

Policy NE2: Biodiversity Net Gain

7.22 Two options were considered for this policy area. The preferred option adopts into policy a minimum 20% net gain. Given the rich and varied biodiversity resource within the District and emerging information, evidence and approaches from elsewhere (including adopted plans for Guildford and Worthing and a BNG assessment from Horsham), the Council is looking to test this higher minimum target as part of the Regulation 18 consultation.

Policy NE3: Woodlands, trees and hedgerows

7.23 Two options were considered for this policy area. The preferred option aligns with paragraph 131 of the NPPF and with the Council's approach to nature recovery, protection and enhancement.

Policy NE4: Ancient Woodland and Veteran Trees

7.24 Three options were considered for this policy area. The preferred option ensures suitable and appropriate protection is provided in the form of buffer

zones and other measures. The approach will retain the default of a 25m buffer zone but will require developers to justify that this is appropriate as opposed to a greater distance.

Policy NE5: Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA)

7.25 The Council has undertaken an Interim Habitats Regulations Assessment (HRA) for the Reg 18 Local Plan, which has concluded at this stage that the growth strategy set out will have a significant adverse effect on the SPA (recreational pressure/disturbance) but not on the SAC (air pollution / nitrogen deposition). Hence a policy for the SPA has been included.

Policy NE6: Landscape Character, Policy NE7: High Weald National Landscape and Policy NE8: Setting of the South Downs National Park

7.26 Three options were considered for these policy areas. The preferred option set a criteria-based policy for landscape character, protection and enhancement. Whilst the overall landscape character policy will apply to the designated landscapes, their unique qualities require separate policies to deal with their specific aspects.

Policy NE9: Agricultural Land

7.27 Two options were considered for this policy area. The preferred option will ensure that local circumstances are taken into account when agricultural land is proposed for, or affected by, development proposals.

Policy NE10: Light pollution and dark skies

7.28 Given that Wealden is currently the 20th darkest District in England and whilst levels of darkness differ across the District, many areas benefit from high levels of darkness. It was therefore considered appropriate to set a criteria-based policy for lighting schemes within development proposals in line with Paragraph 185c of the NPPF.

Policy NE11: Noise pollution

7.29 Many parts of the District are rural and tranquil. It was therefore considered appropriate to set a criteria-based policy for noise pollution within development proposals; and identify and protect tranquil areas in line with the NPPF.

Policy NE12: Air Quality

7.30 Air quality is good within Wealden and the District has no Air Quality Management Areas. However, development could adversely affect development, so it was considered appropriate to set a criteria-based policy outlining the stages development will need to meet to ensure air quality is not adversely affected and where possible is improved.

Policy NE13: Water Environment and Water Infrastructure

7.31 Given the critical need to improve the water quality of waterbodies within the District, and prevent further deterioration, it was considered appropriate to set out a criteria-based policy to protect and sustainably manage the water environment in line with the requirements of the NPPF.

Policy NE14: Contaminated Land and Land Stability

7.32 Given that land contamination may be present in the District as a result of agricultural or commercial businesses, it was considered appropriate to set out applications on land where contamination and/or instability is present will be dealt with, in line with the requirements of the NPPF.

Reasons for Rejection

7.33 Other policy options were rejected because they did not take into account the specific local circumstances of the District with regard to the natural environment and the need for its protection.

Assessment of Draft Policies

7.34 The tables overleaf provide a summary of the SA of the suite of policies to address the natural environment. Further detail can be read in **Appendix A9c.**

Table 7.2 Summary of SA Policy Results – Natural Environment

SUSTAINABILITY OBJECTIVE		Policy: Natural Environment							
		NE1	NE2	NE3	NE4	NE5	NE6	NE7	NE8
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	SUSTAINABLE 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								

Table 7.2 Summary of SA Policy Results – Natural Environment (cont.)

SUSTAINABILITY OBJECTIVE		Policy: Natural Environment					
		NE9	NE10	NE11	NE12	NE13	NE14
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	SUSTAINABLE 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						

Summary of likely significant effects

7.35 Given the nature and scope of the policies, the policies will have positive effects on the majority of the SA Objectives and will protect, conserve and enhance biodiversity and geodiversity from adverse effects of development as well as enhance the landscape and townscape of the District through the provision of more natural and attractive developments and areas.

7.36 Uncertain effects are recorded for SO4 water resources and quality, SO14 housing and SO18 Economy in relation to Policies NE7, NE 8 and NE9 due to:

- The need to protect the setting of the South Downs National Park, High Weald National Landscape and agricultural land may restrict the amount of housing or employment development that can take place;
- Protecting the best and versatile agricultural land from development may worsen the issue of nutrient pollution, affecting the quality of water resources.

7.37 The suite of natural environment policies will have no major or minor negative effects.

Historic Environment

Reasonable Alternatives

7.38 To address the historic environment, a number of 'reasonable alternatives' were considered. The detailed reasons for selecting or rejecting the alternatives are set out in Appendix A8.

Policy HE1: The Conservation, Protection and Enhancement of the Historic Environment

7.39 Two options were considered for this policy area. The preferred option brings together the various means of protecting and enhancing the historic environment under a clear strategic framework, with the finer details set out in subsequent policies. Having a strategic policy also allows for connections to be made with other relevant policy areas of the Plan.

Policy HE2: Heritage Assets

7.40 Three options were considered for this policy area. The preferred option will provide maximum clarity to applicants of the Council's expectations when it comes to considering the impacts of development on such assets.

Policy HE3: Conservation Areas

7.41 Two options were considered for this policy area. The preferred option will provide maximum clarity to applicants of the Council's expectations when it comes to considering the impacts of development on Conservation Areas.

Policy HE4: Enabling Development

7.42 Two options were considered for this policy area. The preferred option is in line with the NPPF, which provides a solid framework for assessing applications for officers and maximum clarity to applicants of the Council's expectations in considering this type of application.

Policy HE5: Historic Parks and Garden

7.43 Two options were considered for this policy area. The preferred option will provide protection and enhancement to heritage assets, and provide further clarification of acceptable development affecting Historic Parks and gardens, both registered and unregistered.

Policy HE6: Archaeology

7.44 Two options were considered for this policy area. The preferred option includes a criteria-based policy, which outlines how development can be accommodated on sites of archaeological interest in the District. This approach will provide maximum clarity to applicants of the Council's expectations.

Reasons for Rejection

7.45 Other policy options were rejected because they did not take into account the specific local circumstances of the District or provide sufficient protection for the historic environment.

Assessment of Draft Policies

7.46 The table below provides a summary of the SA of the suite of policies to address the historic environment. Further detail can be read in Appendix A9d.

Table 7.3 Summary of SA Policy Results – Historic Environment

SUSTAINABILITY OBJECTIVE		Policy: Historic Environment					
		HE1	HE2	HE3	HE4	HE5	HE6
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	SUSTAINABLE 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						

Summary of likely significant effects - Historic Environment

7.47 Given the nature and scope of the policies, the policies will have positive effects on the majority of the SA Objectives, with major positive effects policies for SO11 Historic and Cultural Heritage. The policies will ensure the conservation, protection and enhancement of the historic environment and that applicants demonstrate the significance of Wealden's historic environment, including heritage assets and their settings and landscapes, are protected and not diminished for future generations.

7.48 The suite of historic environment policies will have no major or minor negative effects nor any uncertain effects on the SA Objectives.

Housing

Reasonable Alternatives

7.49 To address housing provision, a number of 'reasonable alternatives' were considered. The detailed reasons for selecting or rejecting the alternatives are set out in Appendix 8.

Policy HO1: Housing Type & Mix

7.50 Three options were considered for this policy area. The preferred option will support the Council's ambition for delivering 2- and 3-bedroom dwellings for new market and affordable homes in the District as well as a much higher % for social/affordable rented 1-bed accommodation, in line with the recommendations in the Council's Local Housing Needs Assessment (LHNA) (August 2021).

Policy HO2: Density

7.51 Three options were considered for this policy area. The preferred approach is considered suitable given the lack of cohesiveness in density across the District and within settlements themselves (as identified within the Council's Urban Capacity Study), together with the District's rural nature. This approach will support all housing developments to make the most efficient use of land in line with the NPPF.

Policy HO3: Brownfield Land

7.52 Two options were considered for this policy area. The preferred option helps focus development on the limited legacy of redundant brownfield land within the District and ensures the promotion of growth and change within the built-up areas to help reduce the need to develop greenfield land over the plan period. This approach is in line with the NPPF.

Policy HO4: Small and Medium Sized Housing Sites

7.53 Due to the requirements of the NPPF, it was considered appropriate to set out a policy which supports and encourages small and medium size housing sites using the NPPF size threshold of <1ha. This approach will support the Council's aim to meet as much of its housing need on smaller sites as possible.

Policy HO5: Self-build and Custom Housebuilding

7.54 Three options were considered for this policy area. The preferred option encourages serviced plots for self-build and custom housebuilding on all new housing sites and defines a specific level of provision on larger strategic sites as recommended in the LHNA.

Policy HO6: Houses in Multiple Occupation (HMOs) and Subdivision of Existing Dwellings

7.55 It was considered appropriate to include a criteria-based policy on HMO's as the evidence base showed that there is a growing number of one person households in the District seeking smaller forms of accommodation, that the existing housing stock is dominated by large 4+ bedroom homes and affordability continues to worsen.

Policy HO7: Rural Exception Sites to meet Local Housing Need

7.56 Two options were considered for this policy area. The preferred option is in line with the NPPF, which supports a flexible approach for housing in rural areas to ensure local planning authorities can be responsive to local circumstances and support housing developments that reflect local needs.

Policy HO8: Affordable Housing

7.57 Three options were considered for this policy area. The preferred option maintains the existing policy position within the Affordable Housing Delivery Local Plan (2016) and is recommended by the Wealden Local Plan Viability Assessment

Policy HO9: Gypsy, Traveller and Travelling Showpeople – Site Criteria

7.58 The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) recommends that the Council incorporate a criteria-based policy into the Local Plan for planning applications that may materialise over the plan period.

Policy HO10: Gypsy, Traveller and Travelling Showpeople – Safeguarding Sites

7.59 The GTAA confirms that Wealden should consider safeguarding sites unless it can be demonstrated that they are no longer needed to meet identified need. The District has struggled in the past to provide suitable sites and it is crucial that existing lawful sites are safeguarded and not redeveloped for alternative uses.

Policy HO11: Specialist Housing for Older and Vulnerable People

7.60 Three options were considered for this policy area. The preferred option sets out a criteria-based policy, based on evidence in the Local Housing Needs assessment, to deliver specialist housing for older and vulnerable people including, where appropriate, retirement villages, and to protect existing provision.

Policy HO12: Residential Accessibility Standards

7.61 Two options were considered for this policy area. The preferred option sets a higher accessibility standard for new residential developments within policy to meet the Building Regulations M4(2) standards and at least 10% of affordable homes meeting M4(3) compliant dwellings. The Wealden Local Plan Viability Assessment has concluded that the impact of the higher standard requirement is modest.

Policy HO13: Internal Residential Space Standards for New Dwellings

7.62 Two options were considered for this policy area. The preferred option is in line with the PPG and the NPPF.

Policy HO14: Rural Workers Accommodation

7.63 In most circumstances, it will not be necessary for a rural worker to live at or in the immediate vicinity of their work due to technological solutions. To avoid a proliferation of isolated accommodation in the countryside, a criteria-based policy has been set to ensure that where it is deemed essential for a rural worker to be present suitable accommodation can be provided.

Policy HO15: Conversion of Rural Buildings to a Residential Use

7.64 Two options were considered for this policy area. The preferred option is in line with paragraph 83 of the NPPF.

Policy HO16: Park Homes and Residential Caravan Sites

7.65 The Council considers that this form of housing has a role to play in providing low-cost accommodation for smaller households and in turn requires a planning policy approach to ensure it is delivered in a controlled and sustainable manner.

Policy HO17: Replacement Dwellings in the Countryside

7.66 Two options were considered for this policy area. The preferred option will ensure the specific requirements of those already living within the countryside, and who wish to replace their current house to better suit their needs, are met. It will also ensure that replacement homes are suitable for their location and context.

Policy HO18: Extensions and Alterations to Existing Dwellings, Outbuildings and Annexes

7.67 Planning permission is not always required for this type of development as set out in the General Permitted Development (England) Order 2015 (as amended). Where this type of development is proposed, there needs to be some policy control to ensure developments are suitable for their location and context to avoid inappropriate development that would harm its surroundings.

Policy HO19: Extensions to Residential Gardens

7.68 Two options were considered for this policy area. The preferred option ensures that any encroachment into the countryside will be appropriately managed to best protect the idyllic landscape of the District.

Reasons for Rejection

7.69 Other policy options were rejected because they would not result in the District's housing needs being met or were in conflict with the NPPF. Some options also did not take account of the various sizes of the settlements or local circumstances within the District and could result in inappropriate development or raised issues of viability.

Assessment of Draft Policies

7.70 The tables overleaf provide a summary of the SA of the suite of policies to address housing. Further detail can be read in Appendix A9e.

Table 7.4 Summary of SA Policy Results – Housing

SUSTAINABILITY OBJECTIVE		Policy: Housing							
		HO1	HO2	HO3	HO4	HO5	HO6	HO7	HO8
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	SUSTAINABLE 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								

Table 7.4 Summary of SA Policy Results – Housing (cont.)

SUSTAINABILITY OBJECTIVE		Policy: Housing										
		HO9	HO10	HO11	HO12	HO13	HO14	HO15	HO16	SO17	SO18	SO19
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	SUSTAINABLE 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											

Summary of likely significant effects

7.71 Given the nature and scope of the housing policies, there will be overwhelming positive effects on the majority of the SA Objectives. The policies will enable the District's housing need to be met and create mixed and inclusive communities with housing that meets the varied needs of new and existing residents, in line with the evidence base (i.e. older people's housing, smaller homes etc.).

7.72 Uncertain effects are likely for several SA Objectives because much will depend on how housing schemes are brought forward in conjunction with other relevant policies within the Local Plan i.e. mitigation measures.

7.73 Minor negative effects are recorded for policies HO7 and HO8 in particular against SO5 Soil, Land and Minerals because the policies will involve the delivery of development on greenfield sites and hence result in more soil disturbance. However, policies within the Natural Environment chapter should provide mitigation.

Infrastructure

Reasonable Alternatives

7.74 To address infrastructure provision, a number of 'reasonable alternatives' were considered. The detailed reasons for selecting or rejecting the alternatives are set out in Appendix 8.

Policy INF1: Infrastructure provision, delivery and funding

7.75 The NPPF states that all plans should promote a sustainable pattern of development that seeks to align growth and infrastructure. The policy sets a criteria-based approach of the requirements proposals will have to consider, and demonstrate have been met, for the provision, funding and delivery of infrastructure.

Policy INF2: Sustainable transport and active travel

7.76 The high level of car ownership and car travel, coupled with gaps in sustainable transport infrastructure and poor connectivity within and between rural areas, are key challenges within the District and wider functional geography. There were no reasonable alternatives other than to include a policy within the draft Local Plan to ensure infrastructure requirements from the proposed quantum of development were fully considered in line with the NPPF.

Policy INF3: Parking Provision

7.77 Three options were considered for this policy area. The preferred option ensures that any new development is supported by safe, secure, accessible,

and adequate parking provision, whilst being fully integrated within the active and alternative travel network.

Policy INF4: Utilities

7.78 Wealden is a rural District and there are locations that do not benefit from all the services/utilities that are developed within a major town or city. The policy sets out a criteria-based approach detailing the considerations that development proposals will need to include for utilities provision.

Policy INF5: Safeguarding of infrastructure

7.79 There are currently a number of infrastructure projects being considered within Wealden that would have long term benefits for the District and its residents. As such it is considered necessary to protect certain areas of the District which may be required to deliver this infrastructure in the future, either within the plan period or beyond it.

Policy INF6: Digital and communication infrastructure

7.80 The policy approach supports the provision, expansion and improvement of digital infrastructure within the District, setting out what applicants will need to consider and demonstrate as part of their development proposals, in line with the NPPF and the essential need for high quality and reliable communications infrastructure to support economic growth and social wellbeing.

Policy INF7: Local services and Community facilities

7.81 A criteria-based policy has been set which seeks to ensure the retention of existing local services and community facilities, where appropriate, as well as new and additional provision i.e. their location, scale, accessibility and design.

Policy INF8: Open space, sport and recreation provision

7.82 A criteria-based policy has been set which seeks to ensure the retention of existing open space, sport and recreation provision, where appropriate, as well as include criteria for the design and provision of new / enhanced open spaces on development sites and the provision of standalone sports provision, as identified in the Council's evidence base.

Reasons for Rejection

7.83 Other policy options were rejected because they did not respond to the local context or would result in an inappropriate use of resources.

Assessment of Draft Policies

7.84 The table overleaf provides a summary of the SA of the suite of policies to address infrastructure within the District. Further detail can be read in Appendix A9f.

Table 7.5 Summary of SA Policy Results – Infrastructure

SUSTAINABILITY OBJECTIVE		Policy: Infrastructure							
		INF1	INF2	INF3		INF5	INF6	INF7	INF8
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	SUSTAINABLE 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								

Summary of likely significant effects of Plan Policies

7.85 The majority of the infrastructure policies have major or minor positive impacts on the sustainability objectives of the Plan by ensuring that new development considers the capacity of all types of existing infrastructure and whether new or improved infrastructure will be required to support development. The policies will also protect certain land from development as well as potential conflicting uses that could impede infrastructure delivery in the future, and assist in the efficient use of land and reductions in greenhouse gas emissions and pollution.

7.86 Uncertain impacts are recorded against several sustainability objectives for Policy INF3 Parking Provision. 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.

7.87 Uncertain impacts are also recorded for INF1 Infrastructure provision, delivery & funding against SO1 Climate change 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.

7.88 Policy INF 5 Safeguarding of Infrastructure also shows uncertainty against SO14 Housing and 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, infrastructure could enable the delivery of housing and sustainable economic growth.

7.89 No negative impacts were identified.

Design

Reasonable Alternatives

7.90 To address design issues, a number of ‘reasonable alternatives’ were considered. The detailed reasons for selecting or rejecting the alternatives are set out in Appendix A8.

Policy DE1: Infrastructure provision, delivery and funding

7.91 Four options were considered for this policy area. The preferred option provides a clear design vision and expectations in line with the NPPF.

Policy DE2: Masterplans and Design Codes

7.92 Two options were considered for the policy area. The preferred option allows the focus to be on creating high quality, sustainable and locally distinctive places and will allow for economies of scale.

Policy DE3: Spaces for people / nature and the public realm

7.93 Two options were considered for the policy area. The preferred option provides a holistic route to achieving safe, attractive, inclusive and accessible public spaces and is in line with the approach taken within national planning policy and planning practice guidance in the National Design Guide.

Policy DE4: Shop fronts and advertisements

7.94 Three options were considered for the policy area. This approach will provide clarity up front to applicants on the expectation for development proposals in the local context, taking account of national policy and National Design Code.

Reasons for Rejection

7.95 Other policy options were rejected because they did not respond to local circumstances, were considered to be an outdated approach, or could result in issues of viability.

Assessment of Draft Policies

7.96 The table below provides a summary of the SA of the suite of policies to address design within the District. Further detail can be read in Appendix A9g.

Table 7.6 Summary of SA Policy Results – Design

SUSTAINABILITY OBJECTIVE		Policy: Design			
		DE1	DE2	DE3	DE4
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	SUSTAINABLE 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				

Summary of likely significant effects of Plan Policies

7.97 Where impacts are recorded, all of the impacts are major or minor positive as the Design policies within the Plan set 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 is also required to relate sympathetically to the local landscape and retain existing important landscape, historic and natural features and mitigate against any detrimental harm.

7.98 For larger developments of 100 or more dwellings, including significant non-residential development, a masterplan will need to be submitted. 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.

7.99 No uncertain or negative impacts were identified.

Economy

Reasonable Alternatives

7.100 To address the issues for the Economy, a number of 'reasonable alternatives' were considered. The detailed reasons for selecting or rejecting the alternatives are set out in Appendix A8.

Policy EC1: Sustainable Economic Prosperity and Investment

7.101 Two options were considered for this policy area. The selected approach reflects the ambitions of the Council in terms of wider economic growth within the District and will support the vision and objectives of the Council's Economic Development Strategy 2023 and the Wealden District Council Strategy (2023-2027). It will also assist in addressing the issue of out commuting for work.

Policy EC2: Existing Strategic Employment Sites

7.102 Two options were considered for this policy area. The preferred policy is in line with the NPPF and the findings of the Employment and Economic Study for Eastbourne and Wealden (April 2022), which supports the Draft Local Plan. The policy provides certainty to existing businesses within the identified sites / areas and in turn enables them to plan for future investment and potential expansion, providing a clear strategy for future investment and location of new employment uses.

Policy EC3: Retention and / or loss of Non-Strategic Employment Sites, Premises or Floorspace

7.103 Two options were considered for this policy area. The Employment and Economic Study (April 2022) provides strong justification to retain and protect the District's supply of employment sites, both urban and rural. This approach will retain employment sites and support their growth, ensuring our economic objectives are met by supporting job provision and retention.

Policy EC4: Rural Economy

7.104 Two options were considered for this policy area. The policy will meet the recommendations of the Employment and Economic Study (April 2022) as well as the requirements of the NPPF and support the growth of the rural economy within Wealden, whilst also ensuring that development is appropriate in relation to its location, scale and design.

Policy EC5: Equestrian Development

7.105 No reasonable alternatives were identified. The policy will provide the flexibility to allow for appropriate and sustainable equestrian development within the District, whilst also ensuring any harm is suitably taken into account and avoided and / or suitably mitigated so as to not harm the rural character of the District.

Policy EC6: Tourism Facilities and Attractions

7.106 No reasonable alternatives were identified. The policy supports the aims of the Wealden Economic Development Strategy (2023) as well as support the retention and improvement of existing attractions alongside new attractions.

Policy EC7: Visitor Accommodation

7.107 Two options were considered for this policy area. The Policy approach is in line with the findings of the Visitor Accommodation Study (2023), which recommends the development of additional visitor accommodation in all sectors, including both serviced and self-catering accommodation to meet the tourism requirements in sustainable locations.

Policy EC8: The Retention of Sites in Economic or Tourism, Use and Community Facilities

7.108 Two options were considered for this policy area. The policy provides maximum clarity to applicants regarding the circumstances, where it may be justifiable to lose a site or premises that is a commercial community facility or is in a tourism or economic use.

Reasons for Rejection

7.109 Other policy options were rejected because they did not comply with NPPF, would not support the District's vision and objectives for the economy set out in the Economic Development Strategy 2023, or did not reflect the specific local circumstances of the District's local economy.

Assessment of Draft Policies

7.110 The table below provides a summary of the SA of the suite of policies to address the economy within the District. Further detail can be read in Appendix A9h.

Table 7.7 Summary of SA Policy Results – Economy

SUSTAINABILITY OBJECTIVE		Policy: Economy							
		EC1	EC2	EC3	EC4	EC5	EC6	EC7	EC8
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	SUSTAINABLE 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								

Summary of likely significant effects

7.111 All the economy policies within the Plan have a major or minor positive on the sustainability objectives. The policies support sustainable economic growth and ensure developments are well-designed, with a range of unit sizes and types to provide flexibility in terms of operation and use, as well as reducing their carbon emissions.

7.112 The policies will also ensure the existing strategic employment sites/areas within the District are retained and protected for their core purpose, ensuring only defined employment uses (i.e. E(g), B2 and B8) are supported here. This 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.

7.113 No uncertain or negative impacts were identified.

Town Centres

Reasonable Alternatives

7.114 To address the issues for the Economy, a number of 'reasonable alternatives' were considered. The detailed reasons for selecting or rejecting the alternatives are set out in Appendix A8.

Policy TC1: District, Service and Local Centre Hierarchy and 'Town Centre' First Principles

7.115 No reasonable alternatives were identified. Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. This approach will meet this requirement as well as meeting paragraph 86a of the NPPF.

Policy TC2: Sequential and Local Impact Test

7.116 No reasonable alternatives were identified. This approach is in line with the NPPF and will provide clarity up front as to what the Council expects from applications for main town centre uses on the edge of or outside of centres.

Policy TC3: Primary Shopping Areas

7.117 No reasonable alternatives were identified. The NPPF confirms that planning policies should define the extent of defined centres and primary shopping areas, and then make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre. The Wealden Town Centre Study (July 2022) focused on the main centres within the district - Uckfield, Hailsham, Crowborough, Heathfield, Polegate, Forest Row and Wadhurst – and recommended both a wider defined centre boundary and primary shopping area boundary for each.

Policy TC4: Garden Centres

7.118 Two options were considered for this policy area. The policy will ensure that garden centres can still expand / extend without having a detrimental effect on the districts defined centres and their retail and leisure functions.

Reasons for Rejection

7.119 Other policy options were rejected because they did not comply with the NPPF.

Assessment of Draft Policies

7.120 The table below provides a summary of the SA of the suite of policies to address town centres within the district. Further detail can be read in Appendix A9i.

Table 7.8 Summary of SA Policy Results – Town Centres

SUSTAINABILITY OBJECTIVE		Policy: Town Centres			
		TC1	TC2	TC3	TC4
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	SUSTAINABLE 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				

Summary of likely significant effects

7.121 Where impacts are recorded, all of the impacts are major or minor positive. The Town Centre policies within the Plan set out the hierarchy of Wealden's defined centres (district, service and local centres) and their protection, whilst also improving their viability and vitality.

7.122 The policies require 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.

8 Site Allocations

Site Selection Process and Methodology

8.1 The Council has developed a Site Selection Methodology (SSM) in response to the requirements of Government planning policy and practice guidance contained within the NPPF and PPG. The methodology sets out how suitable sites have been identified for housing and employment uses. A list of the most appropriate sites was selected for further testing, and if found acceptable following that testing, is proposed for inclusion in the draft local Plan as a proposed site allocation.

8.2 The site selection process has followed the following 5 stages:

- **Stage 1: Site Identification – SHELAA**
- **Stage 2: Contribution to the Delivery of the Spatial Strategy**
- **Stage 3: Absolute Constraints**
- **Stage 4: Overall Assessment against Detailed Physical and Planning Constraints**
- **Stage 5: Availability and Achievability.**

8.3 Through each of the above stages, sites have been considered in more detail leading to the identification of the sites to be tested in the SA. Where a site has been found suitable in the SA process, the site has then been included in the draft Local Plan (Regulation 18).

8.4 Only those sites that have been through the site selection process and have met all the requirements of stages 1-5 have been included in the SA. It is considered that only those sites have met the requirements of the SSM should be defined as ‘reasonable alternatives’ and be considered against the SA objectives.

8.5 All sites that progressed through the SSM and passed Stage 5, have also been subject to detailed testing and due diligence, as these form the sites with the greatest potential for allocation. Whilst all the stages up to this point were carried out on an individual site basis, sites “in combination” with each other by way of likely development scenarios or testing a ‘preferred option’ have also been tested as part of the Growth Options (see **Chapter 4**).

8.6 The growth options will be subject to further testing of the evidence at the next stage of the draft Local Plan (Regulation 19) and SA, which will include:

- Transport Modelling
- Habitats Regulations Assessment (HRA)
- Air Quality Modelling
- Specific Site Viability Testing.

8.7 Further details of the site selection process are set out in the **Site Selection Methodology Paper**, which accompanies the draft Local Plan.

Summary of Sustainability Effects of Site Allocations

8.8 The following section provides a summary of the assessment of the SHELAA sites submitted to the Council, on a Parish basis and in alphabetical order. For further detail for each site, please refer to Appendix A11.

8.9 It should be noted that in the following summaries, minor negative effects are recorded against SO1 Climate change and SO6 Waste because all development will result in an increase in carbon emissions and waste prior to mitigation and will therefore have a negative impact. However, relevant Local Plan policies will provide mitigation and any development will need to be in accordance with these policies. This applies to all sites assessed within all parishes.

Arlington

8.10 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For full details of the appraisal, please refer to **Appendix A11a.**

Table 8.1: Summary of SA for Arlington Sites

Parish: Arlington								
SUSTAINABILITY OBJECTIVE		015/3300	044/1310	224/3300	405/3300	542/3300	558/3300
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	DIGITALINFRASTRUCTURE						
SO13	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	NA	NA	NA	NA	NA

Table 8.1 cont.

Parish: Arlington							
SUSTAINABILITY OBJECTIVE		603/3300	692/1310	751/1310	805/1310	806/1610	825/1310
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	NA	NA	NA	NA	NA

Table 8.1 cont.

Parish: Arlington							
SUSTAINABILITY OBJECTIVE		861/1310	836/1310	842/1310	873/1310	878/1310	887/1310
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	SUSTAINABLE TRAVEL & ACCESSIBILITY						
SO14	HOUSING						
SO15	HEALTH & WELLBEING						
SO16	QUALITY OF LIFE & PLACE						
SO17	SOCIAL DEPR IVATION						
SO18	ECONOMY & EMPLOYMENT						
SO19	TOWN & VILLAGE CENTRES						
SO20	EDUCATION & SKILLS						
Allocated (A)	Not Allocated (NA)	NA	NA	NA	NA	NA	NA

Table 8.1 cont.

Parish: Arlington				
SUSTAINABILITY OBJECTIVE		927/1310	928/1310	929/1310
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	SUSTAINABLE 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			
Allocated (A)	Not Allocated (NA)	NA	NA	NA

Outline of reasons for rejecting sites

8.11 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing) it is considered that the effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- Sites are isolated and detached from any settlement and the services and facilities they offer. The sites do not conform with the overall spatial strategy for the district.
- There is poor access to public transport. This will result in a reliance on the private car and create car dependent developments.
- Sites lie within a rural location surrounded by open countryside and development would be highly visible within the wider landscape.
- Poor / no pedestrian connectivity to services, facilities and / or public transport.
- Development of sites in Upper Dicker would be out of character with the surrounding area and linear settlement pattern.
- Site already has planning permission or is subject to ongoing planning permission / reserved matters applications.
- Some sites are severed from Hailsham by the A22 and there is no realistic prospect on gaining access, particularly pedestrian access, to the town across the A22.
- Some of the sites are significant in size and development would be unsuitable due to the semi-rural location, having an adverse impact on the wider landscape including views to / from the South Downs National Park.
- There are long distance views into some of the sites from high points in the South Downs.
- Early high-level transport modelling has been undertaken by the Council and at this time there are significant concerns relating to highways capacity (relating to the capacity along the northbound A22 close to some of the sites).

Berwick Station

8.12 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further details of the appraisal, please refer to **Appendix 11b.**

8.13 It is acknowledged that development of the sites will deviate from the established linear settlement form of Berwick Station however it is considered that impacts can be suitably mitigated with the application of relevant Local Plan policies and the careful design and siting of development.

Table 8.2: Summary of SA for Berwick Station sites

Parish: Berwick Station					
SUSTAINABILITY OBJECTIVE		616/1780	617/1780	619/1780	822/1780
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	SUSTAINABLE 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				
Allocated (A)	Not Allocated (NA)	NA	A	A	NA

Outline of reasons for selection of sites

8.14 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- Both sites will contribute to the District's housing needs within a sustainable settlement.
- The sites are within close proximity of, and with pedestrian connectivity to, public transport (Berwick train station and bus services).
- No fluvial flood risk and where surface water flood risk is present, this can be suitably mitigated.
- The sites are well enclosed within the wider landscape and development will integrate well into the existing built form of Berwick Station.

8.15 It is noted that both sites fall partially within a BOA and that whilst there may be short term minor negative effects, the application of the relevant Local Plan policies will mitigate these and also provide positive effects over the longer term. More information is required to determining the effects.

Outline of reasons for rejecting sites

8.16 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing) it is considered that the effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- Developing the sites will extend the built form of Berwick Station beyond the established linear settlement pattern along Station Road and it is not considered that suitable mitigation could be achieved.
- Development on site 822/1780 will locate future residents away from the village centre and public transport links.
- Development in the east and south of Site 822/1780 will be highly visible from the South Downs National Park, adversely affecting its setting, and have a clear visual relationship with the wider countryside and BOA to the east.

Buxted

8.17 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further details of the appraisal, please refer to **Appendix A11c.**

Table 8.3: Summary of SA for Buxted sites

Parish: Buxted

SUSTAINABILITY OBJECTIVE		001/1410	020/1990	026/3225	027/1840	045/1990	058/1990
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	A	NA	NA	A	NA	A

Table 8.3 cont.

Parish: Buxted							
SUSTAINABILITY OBJECTIVE		113/1990	146/1840	181/1840	191/1840	291/3225	635/1990
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	A	NA	NA	A	NA

Table 8.3 cont.

Parish: Buxted								
SUSTAINABILITY OBJECTIVE		744/1840	975/3225	1005/1410	1102/1840	1154/1840	1199/1990
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	A	A	A	NA	NA	NA

Outline of reasons for selection of sites

8.18 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- Close proximity to public transport (primarily frequent bus services)
- Good pedestrian connectivity to services and facilities and / or public transport
- Within a sustainable location for growth, close (and with pedestrian connectivity) to good public transport services and access via public transport to higher order sustainable settlements within the settlement hierarchy.
- Well contained within the wider landscape by virtue of topography and / or site screening
- Some sites allocated are for significantly less development than proposed by the applicant through the SHELAA.
- Mitigation measures are deemed achievable i.e. for biodiversity, landscape impact, pollution etc though the relevant Local Plan policies.
- No fluvial flood risk and where surface water flood risk is present, this can be suitable mitigated.

Outline of reasons for rejecting sites

8.19 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing) it is considered that the effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- Loss of recreational playing field (026/3225)
- Potential issues with wastewater infrastructure
- Unacceptable adverse impacts, such as on the landscape and / or historic environment/heritage assets, which cannot be suitably mitigated.
- Suitable vehicular and/or pedestrian and cycle access cannot be achieved i.e. visibility splays unachievable.
- No opportunities to improve the connectivity between the village centre and the site.
- Scale of site would be out of keeping with the settlement pattern and / or have an adverse impact on the landscape / townscape.

Chalvington with Ripe

8.20 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further details of the appraisal, please refer to **Appendix A11d.**

Table 8.4: Summary of SA for Chalvington with Ripe sites

Parish: Chalvington with Ripe		
SUSTAINABILITY OBJECTIVE		345/3230
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	SUSTAINABLE 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	
Allocated (A)	Not Allocated (NA)	NA

Outline of reasons for rejecting site(s)

8.21 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing) it is considered that the effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- Development would have a significant adverse effect on the established settlement character of Ripe, the surrounding listed buildings and the Ripe conservation area.
- Ripe has limited services and facilities available.
- Ripe has poor public transport links to higher order settlement, meaning a reliance on private car use.

Chiddingly

8.22 The table overleaf provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further details of the appraisal, please refer to **Appendix A11e.**

Table 8.5: Summary of SA for Chiddingly sites

Parish: Chiddingly							
SUSTAINABILITY OBJECTIVE		220/3090	802/3090	880/3090	888/3090	921/1630	922/1880
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	NA	NA	NA	NA	NA

Table 8.5 cont.

Parish: Chiddingly					
SUSTAINABILITY OBJECTIVE		943/3030	1135/3090	1136/3090	1137/3090
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	SUSTAINABLE 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				
Allocated (A)	Not Allocated (NA)	NA	NA	NA	NA

Outline of reasons for rejecting site(s)

8.23 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing) it is considered that the effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- Sites are detached from any settlement and therefore isolated from services and facilities (i.e. within an unsustainable settlement as per the settlement hierarchy and / or no access via public transport to higher order settlements).
- Increasing pressure on the Hailsham clinical area, which is currently operating within 72% of the clinical space it requires.
- Adverse impacts on PRoW.
- Access improvements to the sites are considered unachievable for reasons including speed of traffic on existing highway and inadequate existing site access i.e. field gates as well as significant removal of vegetation including ancient woodland, Priority Habitat Deciduous woodland.
- The site is too small to provide any substantial residential development on its own.
- Impacts on the priority habitats (such as deciduous woodland) and ancient woodland that cannot be adequately mitigated.
- Lack of pedestrian connectivity to / from the site and such access is considered to be unachievable.
- No fluvial flood risk and where surface water flood risk is present, this can be suitably mitigated.

Crowborough

8.24 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further details of the appraisal, please refer to **Appendix A11f.**

Table 8.6: Summary of SA for Crowborough sites

Parish: Crowborough								
SUSTAINABILITY OBJECTIVE		038/1110	055/1110	110/1110	139/1110	158/1110	200/1110
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	A	A	NA	NA	NA	NA

Table 8.6 cont.

Parish: Crowborough								
SUSTAINABILITY OBJECTIVE		250/1110	272/1110	298/1110	317/1110	469/1110	472/1110
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	A	NA	NA	A	NA	NA

Table 8.6 cont.

Parish: Crowborough								
SUSTAINABILITY OBJECTIVE		507/1110	572/1110	573/1110	634/1110	698/1110	955/1110	964/1110
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	SUSTAINABLE 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							
Allocated (A)	Not Allocated (NA)	A	NA	NA	A	A	NA	NA

Table 8.6 cont.

Parish: Crowborough								
SUSTAINABILITY OBJECTIVE		1012/1110	1013/1110	1026/1110	1067/1110	1195/1110	1214/1110
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	NA	NA	A	NA	NA

Outline of reasons for selection of sites

8.25 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- The site is within a suitable and sustainable location for growth.
- Development will be well integrated into the existing settlement and will have limited adverse impacts on the wider landscape / townscape.
- Sites are not at risk of flooding from any source and mitigation for surface runoff can be achieved.
- Site(s) form part of a larger allocation.
- Sites are within the existing built-up area of Crowborough and have very good pedestrian connectivity to services and facilities, including public transport.
- Extant planning permission will provide necessary infrastructure for developing the remainder of the site (Site 250/1110).

Outline of reasons for rejecting sites

8.26 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing) it is considered that the effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- Site is remote and disconnected from Crowborough, with no pedestrian connectivity to any sustainable transport.
- Development will likely have a significant impact on Priority Habitat (such as Deciduous Woodland), biodiversity and/or the green infrastructure network which cannot be mitigated.
- Development will result in unacceptable harm to the countryside and landscape quality of the High Weald National Landscape, by encroaching into the open countryside, materially altering its character.
- Site access improvements, including vehicular, pedestrian and cycle, cannot be achieved.
- Site occupies an elevated position and development would be highly visible within the wider landscape, having a detrimental impact.
- Site has high amenity value for the surrounding area in terms of providing informal or formal accessible greenspace and play space.

- Development would mean the loss of or significant harm to designated and non-designated heritage assets.
- Development would result in the unacceptable loss of an existing employment site.
- Development will be highly visible, given the site's prominent location, and would be out of keeping with the general rural character and appearance of the countryside surrounding Crowborough.
- Development is likely to have an adverse impact on the setting of the High Weald National Landscape and Washes Park SANG.

East Hoathly with Halland

8.27 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For full details of the appraisal, please refer to **Appendix 11g.**

Table 8.7: Summary of SA for East Hoathly with Halland sites

Parish: East Hoathly with Halland									
SUSTAINABILITY OBJECTIVE		154/1950	466/1950	685/2060	773/1950	782/1950	837/1950	985/1950
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	SUSTAINABLE 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							
Allocated (A)	Not Allocated (NA)	A	A	NA	A	A	NA	A

Table 8.7 cont.

Parish: East Hoathly with Halland			
SUSTAINABILITY OBJECTIVE		996/1950	1202/1950
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	SUSTAINABLE 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		
Allocated (A)	Not Allocated (NA)	NA	NA

Outline of reasons for selection of sites

8.28 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- The site will provide development within a sustainable location for growth in line with the overall spatial strategy (i.e. close to existing services and facilities and / or access via public transport to higher order sustainable settlements).
- The site is well enclosed within the landscape.
- No fluvial flood risk and where surface water flood risk is present, this can be suitably mitigated.
- The site is located adjacent the existing built form of East Hoathly and is included within the proposed settlement boundary – conforms to the overall spatial strategy for the District.
- Part or all of the site has extant planning permission.

Outline of reasons for rejecting sites

8.29 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing) it is considered that the effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- The site is severed from East Hoathly and is significantly more exposed within the landscape. Development would have a significant impact upon the landscape and townscape that cannot be mitigated.
- Access cannot be achieved without significant harm to landscape and biodiversity i.e. removal of ancient woodland.
- The site has poor access to services and facilities and any future residents of this site would need to travel to East Hoathly and further afield, via either public transport or private car, to access these.
- The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden.
- Development of the site would result in the loss of employment floorspace and tourist accommodation.

Fletching

8.30 The table overleaf provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further details of the appraisal, please refer to **Appendix A11h**.

Table 8.8: Summary of SA for Fletching sites

Parish: Fletching			
SUSTAINABILITY OBJECTIVE		013/1410	674/1410
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	SUSTAINABLE 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		
Allocated (A)	Not Allocated (NA)	NA	NA

Outline of reasons for rejecting sites

8.31 Neither site is allocated as whilst they would both contribute significantly to housing provision given their size and they are well located in terms of their proximity to public transport and Uckfield, the A22 severs them from Uckfield and it is unknown how suitable pedestrian infrastructure to enable connectivity across the A22 could be provided. The sites are therefore considered to be isolated and detached from services and facilities in Uckfield.

Framfield

8.32 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further details of the appraisal, please refer to **Appendix A11i.**

Table 8.9: Summary of SA for Framfield sites

Parish: Framfield											
SUSTAINABILITY OBJECTIVE		002/1410	028/1410	127/1410	194/1410	209/2020	251/1790
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	A	NA	A	NA	A

Table 8.9 cont.

Parish: Framfield						
SUSTAINABILITY OBJECTIVES		289/1410	297/1410	400/1410	401/2020	417/2020
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	SUSTAINABLE 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					
Allocated (A)	Not Allocated (NA)	NA	NA	NA	NA	NA

Outline of reasons for selection of sites

8.33 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies.

8.34 The sites selected for allocation will require improvements in certain areas including access improvements and flood mitigation in places as well as landscape and biodiversity mitigation and enhancement. Reasons for allocating the sites are:

- Significant contribution towards housing need in a sustainable location.
- In conformity with the overall spatial strategy as well located in terms of proximity and public transport access to Uckfield, a sustainable settlement within the settlement hierarchy and within the proposed development boundary.
- Provision of Suitable Alternative Natural Greenspace (SANG) on site (Site 028/1410).
- Flood risk can be suitably mitigated.
- Partial allocation (Site 194/1410) for areas outside of Flood Zone 2 and / or 3 and where enclosed from wider views by vegetation.

Outline of reasons for rejecting sites

8.35 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing) it is considered that the effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- Severed from Uckfield by the River Uck and / or Framfield Stream
- Detached from services and facilities.
- No access to sustainable transport (bus or train services), including pedestrian links and cycle infrastructure – creating car dependent development.
- Provision of vehicular access impeded by road network i.e. speed limits, configuration of road system.
- High levels of ecological / biodiversity value and harm cannot be mitigated.
- Significant flood risk that cannot be suitably mitigated.

- Development will be detrimental to the important visual amenity of the open countryside south of Uckfield (Site 289/1410) and the rural landscape east of Framfield (Site 401/2020).
- Development will adversely impact a heritage asset which cannot be suitably mitigated.
- Potential for harm to large areas of ancient woodland, priority habitats and protected watercourses.
- Increased congestion on local road network.

Frant

8.36 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11j.**

Table 8.10: Summary of SA for Frant sites

Parish: Frant								
SUSTAINABILITY OBJECTIVE		063/1610	443/1610	444/1610	581/2030	651/1610	729/1610
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	A	NA	NA	NA	A	NA

Table 8.10 cont.

Parish: Frant								
SUSTAINABILITY OBJECTIVE		748/1750	755/1610	818/1610	937/1750	947/1750	979/1610
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	A	A	A	NA	NA	A

Table 8.10 cont.

Parish: Frant				
SUSTAINABILITY OBJECTIVES		1077/1610	1108/1610	1201/1610
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	SUSTAINABLE 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			
Allocated (A)	Not Allocated (NA)	A	NA	NA

Outline of reasons for selection of sites

8.37 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects are either acceptable on balance or they can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- The site is within a sustainable location for growth, close to existing services and facilities, including public transport, and has access via public transport to high order settlements.
- The site is well enclosed within the landscape, although some landscape mitigation will be required.
- No fluvial flood risk and where surface water flood risk is present, this can be suitably mitigated.
- Proposals for the site show that green & blue infrastructure will be enhanced.

Outline of reasons for rejecting sites

8.38 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing) it is considered that the effects cannot be suitably mitigated through the application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- Site is visually and functionally severed from any other settlement (such as Tunbridge Wells and Bells Yew Green) with no access to services and facilities.
- Development will result in the loss of land within a BOA which cannot be suitably mitigated.
- Suitable access cannot be achieved (vehicular, pedestrian and cycle.
- Site occupies a prominent and elevated position within the landscape and development will be seen in long distance views across the wider landscape (including within the High Weald National Landscape), being visually intrusive.
- Development will appear out of keeping with the attractive rural character and appearance of the landscape, including the High Weald National Landscape.
- Site forms the access to another parcel of land i.e. playing fields, and an alternative access cannot be demonstrated.

Hadlow Down

8.39 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11k.**

Table 8.11: Summary of SA for Hadlow Down sites

Parish: Hadlow Down		
SUSTAINABILITY OBJECTIVES		778/2050
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	SUSTAINABLE 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	
Allocated (A)	Not Allocated (NA)	NA

Outline of reasons for rejecting sites

8.40 The site is not allocated for development as it would have an adverse effect on the established settlement character of Hadlow Down, the River Uck and its Headwaters Biodiversity Opportunity Area and the High Weald National Landscape. Hadlow Down has limited services and facilities and has poor public transport connectivity to higher order settlements in the settlement hierarchy, meaning a reliance on private cars from development of this site.

Hailsham

8.41 The table overleaf provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11I.**

Table 8.12: Summary for SA for Hailsham sites

Parish: Hailsham											
SUSTAINABILITY OBJECTIVES		052/1310	252/1310	294/1310	305/1310	308/1310	313/1310	384/1310	454/1310	461/1310	621/1310
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	SUSTAINABLE 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										
Allocated (A)	Not Allocated (NA)	NA	NA	A	A	NA	A	A	A	A	A

Table 8.12 cont.

Parish: Hailsham											
SUSTAINABILITY OBJECTIVES		724/1310	788/3110	854/1310	882/1310	883/1310	891/1310	895/1310	903/1310	1031/1310	1032/1310
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	SUSTAINABLE 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										
Allocated (A)	Not Allocated (NA)	NA	NA	NA	NA	A	NA	NA	NA	NA	NA

Table 8.12 cont.

Parish: Hailsham								
SUSTAINABILITY OBJECTIVE		1033/1310	1034/1310	1044/1310	1048/1310	1050/1310	1117/1310	1151/1310
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	SUSTAINABLE 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							
Allocated (A)	Not Allocated (NA)	NA	NA	NA	A	NA	NA	NA

Table 8.12 cont.

Parish: Hailsham								
SUSTAINABILITY OBJECTIVE		134/1310	135/1310	197/1310	328/1310	470/1310	521/1310	524/1310
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	SUSTAINABLE 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							
Allocated (A)	Not Allocated (NA)	NA	A	A	A	A	A	A

Table 8.12 cont.

Parish: Hailsham						
SUSTAINABILITY OBJECTIVE		678/1310	696/1310	913/1310	973/1310	1115/1310
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	SUSTAINABLE 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					
Allocated (A)	Not Allocated (NA)	A	NA	A	A	A

Outline of reasons for selection of sites

8.42 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- Subject to ongoing planning application (Site 313/1310 and Site 521/1310)
- No fluvial flood risk and where surface water flood risk is present, this can be suitably mitigated.
- Site taken forward with other sites for comprehensive development.
- The site is integrated into the existing settlement and development would have limited visual impact on the wider landscape, subject to suitable scale, design and skyline considerations.
- The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement.
- Within the built-up area and has good access to local facilities and amenities including public transport.
- Site is well enclosed within the surrounding landscape and would have a limited impact on biodiversity.
- The site is currently subject to an ongoing full planning permission.
- The site will provide housing to meet a specific need within the District (older persons housing).
- Partial allocation of site - close proximity to existing the existing facilities and amenities, well related to the built form of Hailsham, significant biodiversity enhancements required.
- Allocated for employment development (913/1310) collectively with neighbouring land (973/1310).
- The site is situated in a prominent location within Hailsham Town Centre, suitable for employment development.

Outline of reasons for rejecting sites

8.43 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing) it is considered that the effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- The site is located outside any sustainable settlement, with no access to public transport and is therefore not in conformity with the overall spatial strategy.
- Site is detached from Hailsham and is therefore isolated and remote from any local facilities and amenities. Development would be car dependent.
- No existing pedestrian access and no scope for provision.
- No access to sustainable transport or suitable active travel modes (walking and cycling).
- Development will result in the loss of retail floorspace which cannot be justified or suitably mitigated.
- Development will result in the total loss of public car parking, which is currently well used and essential for the continued enhancement of the vitality and viability of Hailsham Town Centre.
- Potential odour and noise nuisance from wastewater treatment works.
- Severe problems with creating a suitable vehicular access to serve new development – visibility splays.
- Development will be out of keeping with the existing character of the area and would not relate well to existing built form.
- Development will represent an unsuitable extension of Hailsham into the countryside and would have significant impacts on the local green infrastructure network.
- Development will result in the loss of land which plays a role in maintaining the physical and visual separation of Magham Down.
- Development will represent an unacceptable encroachment of the gap, which separates Hailsham and Polegate.
- Development will lead to the loss of land located wholly within a BOA.

Hartfield

8.44 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11m.**

Table 8.13: Summary of SA for Hartfield sites

Parish: Hartfield				
SUSTAINABILITY OBJECTIVES		708/2080	709/2080	762/2080
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	SUSTAINABLE 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			
Allocated (A)	Not Allocated (NA)	A	A	NA

Outline of reasons for selecting sites

8.45 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- Part of site allocated as serves as infill development between existing residential development.
- Close proximity to the services and amenities located within Hartfield, a sustainable settlement.
- Site is well enclosed within the surrounding landscape and would relate well to existing development.

Outline of reasons for rejecting sites

8.46 Where sites have been rejected for allocation but score positively against some SA Objectives (i.e. housing, biodiversity, flood risk), it is considered that the negative impacts from development cannot be suitably mitigated. Reasons include:

- Development will have significant adverse effects on the established settlement character of Hartfield and the wider landscape, including that of the High Weald National Landscape, which cannot be suitably mitigated.
- Poor public transport provision within Hartfield.
- Site lies outside of the proposed development boundary for Hartfield and therefore does not confirm with the overall spatial strategy for the District.
- The site lies wholly within the River Uck and Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area and would have an adverse impact on the BOA.

Heathfield

8.47 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11n.**

Table 8.14: Summary of SA for Heathfield sites

Parish: Heathfield								
SUSTAINABILITY OBJECTIVES		017/1210	149/1210	260/1210	275/1210	299/1210	307/1210	431/1210
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	SUSTAINABLE 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							
Allocated (A)	Not Allocated (NA)	A	A	A	NA	A	NA	A

Table 8.14 cont.

Parish: Heathfield								
SUSTAINABILITY OBJECTIVES		547/1210	560/1210	561/1210	562/1210	564/1210	565/1210	566/1210
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	SUSTAINABLE 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							
Allocated (A)	Not Allocated (NA)		NA	NA	NA	NA	NA	NA

Table 8.14 cont.

SUSTAINABILITY OBJECTIVES		525/1210	545/1210	595/1210	633/1210	750/1210	848/1210	941/1210
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	SUSTAINABLE 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							
Allocated (A)	Not Allocated (NA)	A	A	A	A	A	NA	A

Outline of reasons for selection of sites

8.48 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- The site is sustainably located in close proximity of, and with good access to, public transport and services and facilities within Heathfield. Sites have good pedestrian connectivity to Heathfield.
- Sites have good access to sustainable transport in the form of frequent bus services.
- No fluvial flood risk and where surface water flood risk is present, this can be suitably mitigated.
- Site is allocated but for lower quantum of development than proposed by applicant – to account for landscape impacts and to better relate to the existing settlement edge.
- Site is well enclosed by vegetation and would have minimal impact on the surrounding landscape, including the High Weald National Landscape.
- Site is subject to ongoing planning application for development.
- Site is taken forward with another site to deliver development (Site 595/1210 and Site 525/1210).
- The site lies within the proposed development boundary for Heathfield. Conforms with the overall spatial strategy for development within Wealden as a whole.

Outline of reasons for rejecting sites

8.49 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing) it is considered that the effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- In isolation, the site does not have an existing vehicular, pedestrian or cycle access and it is unclear whether this can be achieved. Substantial infrastructure work would be required to provide a suitable vehicle access and pedestrian connectivity.
- Development would adversely impact on a heritage asset and the impacts cannot be suitably mitigated.
- Delivery of site is uncertain due to multiple landownership issues.

- The provision of a suitable access would result in extensive damage to vegetation, particularly the loss of mature trees, which cannot be mitigated.
- The site occupies a prominent and exposed position within the High Weald National Landscape.
- Site is wholly covered by priority habitat deciduous woodland and the removal of this woodland would have substantial impact upon this protect habitat.

Hellingly

8.50 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11o.**

Table 8.15: Summary of SA for Hellingly sites

Parish: Hellingly							
SUSTAINABILITY OBJECTIVE		010/3090	067/3100	107/3000	233/3090	243/1310	579/3090
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	NA	A	NA	NA	NA

Table 8.15 cont.

Parish: Hellingly								
SUSTAINABILITY OBJECTIVE		662/3090	780/3100	799/3090	800/3090	803/3090	807/1310
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	NA	NA	NA	NA	NA

Table 8.15 cont.

Parish: Hellingly								
SUSTAINABILITY OBJECTIVE		864/3090	869/3090	870/3090	919/3000	940/3090	1039/1310
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	NA	NA	A	NA	A

Table 8.15 cont.

Parish: Hellingly					
SUSTAINABILITY OBJECTIVE		1079/3100	1081/3000	1145/3100	1159/3090
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	SUSTAINABLE 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				
Allocated (A)	Not Allocated (NA)	NA	NA	A	NA

Outline of reasons for selection of sites

8.51 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects are either acceptable on balance or they can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- The site is located within the proposed development boundary. Conforms to the spatial strategy.
- Sustainable location providing multiple benefits to future occupiers of the site, as well as providing new homes to meet the District's housing needs.
- Allocated for employment uses – located along A22.
- Land is considered to be a logical rounding off of residential development already permitted.
- Site is subject to an extant planning permission or an ongoing planning application.
- Site is not at risk of fluvial flooding, or development can be accommodated outside of flood zones, and any surface water flood risk can be suitably mitigated.
- Site has good access to sustainable transport and good pedestrian connectivity.

Outline of reasons for rejecting sites

8.52 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing and flood risk) it is considered that the negative effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- The site is isolated and detached from any settlement and lies outside any development boundary, therefore, it does not conform with the overall strategy for development within Wealden as a whole.
- The site has poor access to services and facilities.
- Development would have significant adverse effects on the landscape, townscape and / or cultural heritage assets that cannot be mitigated.
- No possibility of a vehicular or pedestrian access without third party land.
- Development would be out of keeping with, and detrimental to, the existing character and rural setting of the locality.

- Development would result in the loss active agricultural land (Grade 3B moderate quality and Grade 3a good quality).
- Development will result in the loss or partial loss of open space, pedestrian links and play area.
- Loss of employment floorspace in an existing industrial estate and the potential compatibility issues between the various neighbouring uses.
- Potential pollution of a watercourse (Hurst Haven) directly and indirectly through surface runoff and discharge.

Herstmonceux

8.53 The table overleaf provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11p.**

Table 8.16: Summary of SA for Herstmonceux sites

Parish: Herstmonceux							
SUSTAINABILITY OBJECTIVE		069/2090	071/2090	081/2090	392/3390	608/2090	1086/2090
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	NA	NA	NA	A	NA

Outline of reasons for selection of sites

8.54 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects are either acceptable on balance or they can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- The site is situated at the periphery of the built-up area of Herstmonceux with good access to local facilities and amenities and public transport links to Hailsham.
- The site is well enclosed within the existing landscape.
- No fluvial flood risk and where surface water flood risk is present, this can be suitable mitigated.

Outline of reasons for rejecting sites

8.55 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing and flood risk) it is considered that the negative effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- The site is severed from the existing built form of Herstmonceux by its topography and would result in development that is significantly out of character with the surrounding area, having a detrimental impact upon the landscape which cannot be mitigated.
- The scale of the site and its location means that resulting development would not relate well to the form and structure of the village and would close the important landscape gap between Herstmonceux and Windmill Hill.
- The site is located within the High Weald National Landscape and is exposed with long distance views across the wider landscape.
- The site is strongly sloping, and parts of the site are highly visible within the wider countryside landscape to the southwest.
- The site is separated from the existing settlement of Herstmonceux and would extend off a ridgeline, therefore having a poor visual and functional relationship with the village and would not relate to the existing townscape.
- Development will result in the loss of tourist accommodation.
- Development will have unacceptable effects on the landscape which cannot be mitigated.

Horam

8.56 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11q.**

Table 8.17: Summary of SA for Horam sites

Parish: Horam								
SUSTAINABILITY OBJECTIVE		123/3030	244/3150	614/3030	661/3030	830/3030	875/3030
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	NA	NA	NA	A	A

Table 8.17 cont.

Parish: Horam								
SUSTAINABILITY OBJECTIVE		889/3030	920/3030	960/3030	1054/3030	1057/3030	1059/3030
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	A	A	NA	A	NA

Table 8.17 cont.

Parish: Horam						
SUSTAINABILITY OBJECTIVE		1062/3030	1171/3030	1172/3030	1173/3030	1203/3030
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	SUSTAINABLE 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					
Allocated (A)	Not Allocated (NA)	A	NA	NA	NA	NA

Outline of reasons for selection of sites

8.57 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- The site is located within the proposed development boundary and therefore in accordance with the spatial strategy as a whole.
- The site is in a sustainable location with good access to public transport opportunities and key services within Horam.
- Development will improve connectivity with the village and support for services within it.
- Development will positively affect housing provision.
- The site is located adjacent to existing development and is visually well-contained within the wider landscape.
- There is footpath connectivity between the site and village centre, and the cycle network of the Cuckoo Trail.
- Site to be brought forward for development as part of comprehensive development of larger site (830/3030).
- No fluvial flood risk and where surface water flood risk is present, this can be suitably mitigated.

8.58 Whilst the appraisal has identified some major negative effects on biodiversity, green and blue infrastructure, and sustainable travel and accessibility for some allocated sites, these issues can be mitigated as part of the sites being brought forward as part of larger sites.

Outline of reasons for rejecting sites

8.59 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing and flood risk) it is considered that the negative effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- The site is isolated and detached from any local facilities, amenities or services in nearby Horam village or Heathfield town, with limited public transport options.
- The site is wholly or partially covered by existing trees and vegetation, the removal of which would have an unjustified impact on the wider landscape, ecological value of the site, as well as causing harm to the wider green infrastructure network.

- Development will cause significant harm to the landscape, most notably the High Weald National Landscape.
- The site is physically disconnected from any highway accesses, which cannot be achieved without utilisation of 3rd party land.
- The site is also further distant from the village's facilities and services via foot or cycle than other potential development in the vicinity.
- The site has good wildlife connectivity and hosts priority habitats which link to adjacent Ancient Woodland.

Isfield

8.60 The table overleaf provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11r.**

Table 8.18: Summary of SA for Isfield sites

Parish: Isfield									
SUSTAINABILITY OBJECTIVE		057/3040	413/3040	648/3040	420/3040	426/3040	777/3040	1140/3040	1143/3040
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	SUSTAINABLE 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								
Allocated (A)	Not Allocated (NA)	NA	A	NA	NA	NA	NA	NA	A

Outline of reasons for selection of sites

8.61 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- Partial allocation of areas with lesser impacts and where mitigation can be achieved.
- Site is within a sustainable location with access to services and facilities including public transport.
- Brownfield site representing an efficient use of land.
- Redevelopment of site is likely to have less visual impact on surrounding landscape / townscape than what is already on site.
- Located within the proposed development boundary and therefore conforms with the overall spatial strategy for the District.
- No fluvial flood risk and where surface water flood risk is present, this can be suitable mitigated.

Outline of reasons for rejecting sites

8.62 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing and flood risk) it is considered that the negative effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- Lack of pedestrian connectivity between the site and Isfield.
- Severance from Isfield by the railways line.
- Development will significantly detract from the rural character of the entrance to the village.
- Vehicular access is unachievable due to constraints of road(s).
- Development could exacerbate the River Uck's poor ecological status through potential pollution, directly and indirectly through surface runoff and discharge.
- Detrimental impacts on the rural landscape, including long distance views.

Little Horsted

8.63 The table overleaf provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11s.**

Table 8.19: Summary of SA for Little Horsted sites

Parish: Little Horsted		
SUSTAINABILITY OBJECTIVE		1061/1410
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	SUSTAINABLE 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	
Allocated (A)	Not Allocated (NA)	NA

Outline of reasons for rejecting sites

8.64 Site 1061/1410 is not allocated due to it being rural in nature and isolated and remote from local services and facilities, including public transport. Early high-level transport modelling has been undertaken by the Council and at this time there are significant concerns relating to highways capacity (relating to the capacity along the A22 close to the site). The site is severed from Uckfield by the A22 and it is not considered that access across the A22, in particular pedestrian access, can be achieved. Any development is likely to be car dependent and given the scale of development proposed, there is likely to be a significant increase in traffic and congestion on the road network, contributing to air pollution.

Long Man

8.65 The table overleaf provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11t.**

Table 8.20: Summary of SA for Long Man sites

Parish: Long Man		
SUSTAINABILITY OBJECTIVES		1029/1310
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	SUSTAINABLE 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	
Allocated (A)	Not Allocated (NA)	NA

Outline of reasons for rejecting sites

8.66 The site is not allocated for development as it would be isolated and detached from any settlement with services and facilities. Additionally, the site is not accessible by public transport as there is no footpath between the site and the bus stop and therefore future occupiers of the site will require the use of the private car to access services and facilities.

Maresfield

8.67 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11u.**

Table 8.21: Summary of SA for Maresfield sites

Parish: Maresfield							
SUSTAINABILITY OBJECTIVE		160/3120	212/3160	403/3210	421/3150	440/3210	720/3120
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	A	NA	A	A	NA

Table 8.21 cont.

Parish: Maresfield								
SUSTAINABILITY OBJECTIVE		918/3120	980/3120	1000/3120	1110/3210	1111/3120	551/3120
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	NA	NA	NA	NA	NA

Outline of reasons for selection of sites

8.68 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- Development of the site would be in keeping with the surroundings i.e. existing or new residential development completed.
- The site conforms with the overall spatial strategy for Wealden as it is located within the proposed development boundary for Maresfield.
- The site has access to sustainable transport and services on Maresfield High Street.
- The site is well enclosed by existing vegetation and residential development and development would have minimal impact upon the landscape.
- No fluvial flood risk and where surface water flood risk is present, this can be suitably mitigated.

Outline of reasons for rejecting sites

8.69 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing and flood risk) it is considered that the negative effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- The site does not conform with the overall spatial strategy for Wealden as it is located outside of the proposed development boundary for Maresfield.
- The site has no pedestrian connectivity and no scope for provision.
- The site has potential to harm priority habitats on and adjacent to it, which cannot be suitably mitigated.
- The site is located on a prominent ridge with wide open views across the rural landscape.
- The site is located within the Maresfield Conservation Area and acts as the setting for nearby listed buildings, including the Grade I listed church.
- The site has been designated as Local Green Space in the centre of Maresfield.
- At this time there is a need for further consideration of the site in regard to matters relating to highways, including sustainable transport options and flood risk.
- Vehicular access to the site is unachievable.

Mayfield & Five Ashes

8.70 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11v.**

Table 8.22: Summary of SA for Mayfield & Five Ashes sites

Parish: Mayfield & Five Ashes		
SUSTAINABILITY OBJECTIVES		606/3140
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	SUSTAINABLE 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	
Allocated (A)	Not Allocated (NA)	NA

Outline of reasons for rejecting sites

8.71 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing and flood risk) it is considered that the negative effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- Development would deviate from the existing linear built form.
- Development would adversely affect the High Weald National Landscape and suitable mitigation cannot be achieved.
- Development would adversely affect the Mayfield Conservation Area and setting of several listed buildings and suitable mitigation cannot be achieved.
- Development would adversely affect a BOA and Priority Habitat.

Ninfield

8.72 The table overleaf provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11w.**

Table 8.23: Summary of SA for Ninfield sites

Parish: Ninfield				
SUSTAINABILITY OBJECTIVES		098/3170	372/1370	972/1370
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	SUSTAINABLE 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			
Allocated (A)	Not Allocated (NA)	A	NA	NA

Outline of reasons for selection of sites

8.73 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- Good site enclosure by trees and hedgerows so limited / no adverse impacts on wider landscape – this enclosure should be retained and enhanced.
- Sites are within existing built form and are seen within the context of the settlement.
- Good existing pedestrian connectivity to village services and facilities, including bus services – reducing reliance on cars and therefore assisting in reducing air pollution.
- No fluvial flood risk and where surface water flood risk is present, this can be suitably mitigated.
- Potential for short term negative effects on biodiversity but positive effects in the long term with mitigation and BNG.

Outline of reasons for rejecting sites

8.74 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing and flood risk) it is considered that the negative effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- Development would deviate from the established linear settlement pattern of Ninfield and adversely affect the townscape of the settlement.
- Development would require extensive removal of established mature treelines and hedgerows, adversely affecting the wider landscape.
- The site occupies a prominent, elevated position (along a ridgeline) and development would have severe impacts upon the visual relationship with the wider countryside.
- Detached from the main settlement with poor / no pedestrian connectivity and therefore isolated from the services, facilities and public transport available in the village. Not in conformity with the overall spatial strategy.
- Sites are outside the proposed development boundary for Ninfield and therefore not in conformity with the overall spatial strategy.

Pevensey

8.75 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11x.**

Table 8.24: Summary of SA for Pevensey sites

Parish: Pevensey		
SUSTAINABILITY OBJECTIVES		1100/3200
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	SUSTAINABLE 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	
Allocated (A)	Not Allocated (NA)	NA

Outline of reasons for rejecting sites

8.76 No sites are allocated in Pevensey. The site is a brownfield site within the proposed development boundary for Pevensey, a sustainable settlement in the settlement hierarchy, and has good access to services and facilities. However, developing the site will have severe adverse impacts upon the historic and cultural heritage of Pevensey High Street and the surrounding area.

Polegate

8.77 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11y.**

Table 8.25: Summary of SA for Polegate sites

Parish: Polegate							
SUSTAINABILITY OBJECTIVES		120/1510	204/1510	241/1510	255/1510	257/1510
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	SUSTAINABLE 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					
Allocated (A)	Not Allocated (NA)	A	NA	A	NA	NA

Table 8.25 cont.

Parish: Polegate							
SUSTAINABILITY OBJECTIVES		261/1510	518/1510	622/1510	711/1510	719/1510
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	SUSTAINABLE 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					
Allocated (A)	Not Allocated (NA)	A	A	A	NA	NA

Table 8.25 cont.

Parish: Polegate						
SUSTAINABILITY OBJECTIVES		856/1510	871/1510	896/1510	939/1510	967/1510
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	SUSTAINABLE 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					
Allocated (A)	Not Allocated (NA)	NA	NA	NA	NA	A

Table 8.25 cont.

Parish: Polegate							
SUSTAINABILITY OBJECTIVES		1065/1510	1068/1510	1069/1510	1169/1510	048/1510
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	SUSTAINABLE 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					
Allocated (A)	Not Allocated (NA)	NA	A	NA	NA	A

Outline of reasons for selection of sites

8.78 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- The site lies within close proximity to a sustainable settlement, with built form existing or approved around it.
- The site is integrated into the existing settlement and development would have limited visual impact on the wider landscape, subject to suitable scale, design and skyline considerations.
- The site comprises of brownfield land and / or existing buildings and development would represent an efficient use of land.
- The site is within the existing built form of Polegate.
- No fluvial flood risk and where surface water flood risk is present, this can be suitably mitigated.
- Partial allocation.

Outline of reasons for rejecting sites

8.79 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing and flood risk) it is considered that the negative effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- The site is isolated, detached and remote from any local facilities, amenities and the main urban area of Hailsham or Polegate, including sustainable modes of travel.
- The site lacks connectivity, pedestrian and vehicular, to Polegate and has been severed off by the A27.
- The site has long distance views to the upper slopes of the South Downs ridge and towards the Pevensey Levels. Development would be highly visible.
- Development would be out of character with the locality, and there are particular constraints in terms of the landscape setting of the South Downs National Park.
- Travel distances involved, and the practical difficulties of access, would increase car dependency and contribute to creating an unsuitable form of development.
- The site sits within a strong rural landscape with a coherent green infrastructure network. Development of the site would erode this.

- The site is not in conformity with the overall spatial strategy for the District as it is not located within a sustainable settlement and has limited sustainable travel access to Polegate.
- Development will have an adverse impact on heritage assets which cannot be mitigated.

Rotherfield

8.80 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11z.**

Table 8.26: Summary of SA for Rotherfield sites

Parish: Rotherfield								
SUSTAINABILITY OBJECTIVE		1010/1110	1015/1110	1016/1110	1017/1110	1018/1110	1139/3250
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	NA	NA	NA	A	NA

Outline of reasons for selection of sites

8.81 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- The site is well enclosed within the wider landscape and would have no impact upon historic assets.
- The site benefits from being in reasonably close proximity to the services, amenities and public transport available in Jarvis Brook.
- No fluvial flood risk and where surface water flood risk is present, this can be suitably mitigated.

Outline of reasons for rejecting sites

8.82 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing and flood risk) it is considered that the negative effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- The site lies in an isolated location within the countryside and is located a significant distance from any local services, amenities or public transport.
- No pedestrian or cycle connectivity to services and facilities including public transport.
- The site would have an unjustified impact on attractive rural character and appearance of the landscape.
- The site lies wholly within the High Weald National Landscape and is in an area that is sensitive to development.
- The site is highly exposed within the wider landscape and would represent an encroachment of development to the north of the A26.
- The site is highly visible in the wider landscape and forms part of the attractive rural setting of the village.
- The site is located outside of the proposed settlement boundary for Rotherfield and would create a reliance on the private motor vehicle to access key services and amenities within the settlement.

Uckfield

8.83 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11aa.**

Table 8.27: Summary of SA for Uckfield Sites

Parish: Uckfield								
SUSTAINABILITY OBJECTIVE		205/1410	006/1410	1144/1410	157/1410	198/1410	323/1410
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	A	A	A	A	A	A

Table 8.27 cont.

Parish: Uckfield							
SUSTAINABILITY OBJECTIVE		346/1410	517/1410	539/1410	956/1410	1002/1410	1007/1410
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	A	A	A	A	NA	A

Outline of reasons for selection of sites

8.84 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- Significant provision of housing, including opportunities for affordable housing, within a sustainable location / settlement.
- Development of the site would be a continuation of the ongoing development along Lewes Road, in particular at the site west of the Uckfield and Ridgewood House.
- Site is within the proposed development boundary for Uckfield and is therefore in conformity with the overall spatial strategy, being located within a sustainable settlement.
- Potential for provision of SANGs on site and contribution towards biodiversity net gain goals.
- Good access and connectivity to public transport opportunities and key services within Uckfield.
- Site is within the existing built form of Uckfield and development will be seen in that context.
- No fluvial flood risk and where surface water flood risk is present, this can be suitably mitigated.

Outline of reasons for rejecting sites

8.85 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing and flood risk) it is considered that the negative effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- Development would result in the loss of public car parking within Uckfield, which is currently well used and essential for the continued enhancement of the vitality and viability of Uckfield Centre.

Wadhurst

8.86 The table overleaf provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11bb.**

Table 8.28: Summary of SA for Wadhurst sites

Parish: Wadhurst								
SUSTAINABILITY OBJECTIVE		584/3330	592/3330	694/3330	988/3330	989/3330	995/3330	901/3330
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	SUSTAINABLE 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							
Allocated (A)	Not Allocated (NA)	NA	NA	A	NA	NA	NA	NA

Outline of reasons for selection of sites

8.87 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- The site is well located in relation to existing services and local facilities in Wadhurst.
- Good pedestrian connectivity to encourage active travel, with access to public transport options.
- No fluvial flood risk and where surface water flood risk is present, this can be suitably mitigated.

Outline of reasons for rejecting sites

8.88 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing and flood risk) it is considered that the negative effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- Development of site would involve the removal of significant vegetation on site having a detrimental impact upon the High Weald National Landscape, and local habitats and biodiversity which cannot be mitigated.
- Roads / junctions have substandard layout and visibility which cannot be significantly improved.
- Development will have significant adverse impacts upon the landscape / townscape, especially the High Weald National Landscape, with open views across the Landscape.
- Unable to achieve a suitable vehicle or pedestrian access.
- No pedestrian connectivity between the site and the services, facilities and public transport in Wadhurst.
- Site would adversely impact on biodiversity and green infrastructure which cannot be mitigated.

Warbleton

8.89 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11cc.**

Table 8.29: Summary of SA for Warbleton sites

Parish: Warbleton			
SUSTAINABILITY OBJECTIVE		011/3220	277/3220
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	SUSTAINABLE 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		
Allocated (A)	Not Allocated (NA)	NA	NA

Outline of reasons for rejecting sites

8.90 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing and flood risk) it is considered that the negative effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- Location on a ridge means development would be prominent within the wider landscape and have an adverse effect.
- Sites are within the High Weald National Landscape and development will have a negative impact on the landscape and biodiversity.
- Sites are isolated from key services and facilities due to the limited public transport in the area.
- Not in conformity with overall spatial strategy for the District – outside a sustainable settlement with no access via public transport to a higher order settlement within the settlement hierarchy.

Westham

8.91 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11dd.**

Table 8.30: Summary of SA for Westham sites

Parish: Westham								
SUSTAINABILITY OBJECTIVE		109/1620	221/3360	242/3360	473/3280	529/3280	575/3280
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	NA	NA	A	A	A

Table 8.30 cont.

Parish: Westham							
SUSTAINABILITY OBJECTIVE		675/3360	732/3360	745/2070	786/2070	944/3280	1025/3280
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	SUSTAINABLE 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						
Allocated (A)	Not Allocated (NA)	NA	NA	A	NA	A	NA

Table 8.30 cont.

Parish: Westham					
SUSTAINABILITY OBJECTIVES		1099/3360	1132/3280	1153/3280	1187/3280
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	SUSTAINABLE 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				
Allocated (A)	Not Allocated (NA)	A	A	A	NA

Outline of reasons for selection of sites

8.92 Where sites have been allocated but have negative effects against some SA Objectives (such as biodiversity, landscape, climate mitigation and waste) it is considered that the effects can be suitably mitigated through application of the relevant Local Plan policies. Reasons for selecting sites are as follows:

- Development of the site would continue the existing linear housing along the south of Rattle Road, without having a significant impact upon the biodiversity and landscape.
- Partial allocation (529/3280 north-west) as this would provide a suitable buffer to the protected habitat features that can be found in the east of the site.
- The site confirms with the overall spatial strategy for Wealden, due to its location within a sustainable settlement and proximity to public transport.
- Site is well enclosed within existing development or within the landscape.
- Site forms part of a larger scheme (Site 786/2070 or Site 745/2070).
- The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to a high order settlement.
- No fluvial flood risk and where surface water flood risk is present, this can be suitably mitigated.

Outline of reasons for rejecting sites

8.93 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing and flood risk) it is considered that the negative effects cannot be suitably mitigated through application of the relevant Local Plan policies. Reasons for rejecting sites are as follows:

- The site is open and exposed on the fringes of Stone Cross and has far reaching views to the South Downs National Park to the west. The site is elevated above the adjacent busy A22. Development will have a significant impact upon the wider landscape.
- The site is outside the proposed development boundary and therefore not in conformity with the overall spatial strategy.
- Development would result in the loss of employment floorspace, contrary to SO18.
- Suitable pedestrian, vehicular and cycle access cannot be achieved.
- Development will represent a significant encroachment into the countryside gap that separates Stone Cross and Hankham.
- Site, or majority of it, has existing planning permission.

Withyham

8.94 The table below provides a summary of the sustainability appraisal of the sites put forward in the SHELAA for consideration for allocation. For further detail of the appraisal, please refer to **Appendix A11ee.**

Table 8.31: Summary of SA for Withyham sites

Parish: Withyham			
SUSTAINABILITY OBJECTIVES		576/1110	213/2040
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	SUSTAINABLE 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		
Allocated (A)	Not Allocated (NA)	A	A

Outline of reasons for selecting sites

8.95 Both sites are selected for allocation in Withyham. They are both within a sustainable location for growth, close to existing services and facilities and have access via public transport to higher order sustainable settlements such as Tunbridge Wells and Crowborough.

8.96 Neither site has fluvial flood risk, and any surface water flood risk can be suitably mitigated.

8.97 The applicant for Site 213/2040 is proposing significant benefits to health and wellbeing and is also proposing affordable housing and improvements to biodiversity within the site.

8.98 Development of both sites will need to take into consideration their location within the High Weald National Landscape and this would require high quality and low-density schemes with significant landscaping to limit any adverse impacts.

8.99 Development will be required to provide pedestrian and vehicular access to the sites, and to consider neighbouring residential amenity.

9 Cumulative Impacts

9.1 The SEA Directive requires that cumulative and synergistic effects are considered when identifying likely significant effects. These effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the Plan (e.g. noise, dust and visual) have a combined effect.

9.2 The Initial SA Report has considered how the different policy areas and proposed site allocations of the Plan affect the various environmental, social and economic elements identified in the sustainability objectives, including the likely cumulative effects. It is also important to consider the effects of the plan implementation in itself and when combined with other plans i.e. neighbouring authorities.

9.3 An initial assessment of the cumulative impacts has been carried out in support of the Plan and is included in **Appendix 13**. The assessment shows that the majority of the Plan Policies perform well against the Sustainability Objectives. However, the assessment of the Growth Options and Spatial Strategy show a high degree of uncertainty as well as minor negative impacts. An SA will be carried out at the next stage of the Local Plan and will be informed by any new and updated evidence to support the Plan, which should enable more accurate results to be determined and the identification of appropriate mitigation measures to minimise adverse effects.

9.4 The consideration of cumulative impacts has also been included in the assessment of the proposed Site Allocations **(Appendices 11).** The assessment of cumulative impacts will be further refined at the next stage of the Local Plan as further evidence and information is provided for potential sites and development proposals.

9.5 The cumulative impacts of the policies and proposals will continue to be considered in the next stages of the Local Plan and SA, including the impact of proposals on neighbouring authorities. The implementation of development will be in line with the policies within the Wealden Local Plan, which will determine the overall effect and will be monitored as part of the Plan implementation.

10 Mitigation Measures and Monitoring

Mitigation Measures

10.1 The SA regulations require that the SA process should consider ways of mitigating adverse effects and maximising beneficial effects and propose measures to monitor the significant effects of implementing the Plan.

10.2 Mitigation measures have been considered throughout the assessment process and will continue to be reviewed and updated, as appropriate, in future stages of the Local Plan and SA. The Local Plan policies will need to be taken into consideration with regard to all development, many of which identify specific measures for mitigation.

10.3 Details of the specific mitigation measures, which could be applied are set out in the assessments of the policies and sites included in the Appendices.

Monitoring

10.4 The Council currently produces an Authority Monitoring Report (AMR) annually, which is the main mechanism for assessing the performance of the adopted planning policies. The AMR sets out how the Council's planning policies have been implemented and whether the planning policies are addressing the required issues.

10.5 The indicators set out in the Sustainability Appraisal Framework will be incorporated into the AMR to enable the specific impacts, which relate to the delivery of sustainable development to be assessed in the future. If the AMR identifies any changes that should be made to the policies, such changes will be reviewed and a further SA undertaken if it is considered necessary.

11 Conclusions

11.1 This document provides the Initial Sustainability Appraisal (SA) for Wealden District Council's Consultation Draft Regulation 18 Local Plan. The District's new Local Plan will replace the current set of adopted development plan documents with a new planning framework for the District up to 2040.

11.2 The Town and Country Planning (Local Planning) Regulations (2012) require Local Plans throughout their evolution to be subject to SA, in accordance with section 19(5) of the Planning and Compulsory Purchase Act 2004. The SA must also show how the requirements of the Strategic Environmental Assessment (SEA) Directive have been met.

11.3 Sustainability Appraisal, as defined under the Planning and Compulsory Purchase Act, fully incorporates the requirements of the SEA directive. The term SA is therefore used to refer to the combined assessment. Sustainability Appraisals should be carried out in accordance with Government Policy and Guidance the 'National Planning Policy Framework (NPPF) 2023' and 'National Planning Practice Guidance (NPPG)'.

Summary of Findings

11.4 The SA has assessed the Vision and Objectives, Policies and Sites of the Draft Local Plan. The results show that overall the Plan performs well against the sustainability objectives.

Growth Options

11.5 Seven options for growth were considered in the development of the Local Plan. The full results can be found in **Chapter 5: Spatial Strategy and Growth Options** of the SA Report. As a result of the Sustainability Appraisal of options, **Spatial Option F** is considered the preferred option at this stage in the process. However, **Spatial Options B, D and G** will be considered further, alongside **Spatial Option F**, at the next stage of the Local Plan (Regulation 19) once further work has been carried out, which is expected to provide greater certainty in determining the effects. **Spatial Options A, C and E** are not considered suitable and have not been selected for further consideration. A summary table of the SA results is provided in Chapter 6 and the full results can be found in **Appendix A5**.

11.6 The growth options will be subject to further testing of the evidence at the next stage of the draft Local Plan (Regulation 19) and SA, which will include:

- Transport Modelling
- Habitats Regulations Assessment (HRA) and Air Quality Modelling
- Specific Site Viability Testing.

11.7 Reasonable alternatives (options) have been considered for each of the policy areas within the Draft Local Plan and the reasons for selecting or rejecting the approaches provided. Most of the reasons for rejecting options were because the policy options did not comply with the NPPF or reflect local circumstances.

11.8 The majority of the Local Plan policies recorded a major or minor positive impact within the SA. A few areas of uncertainty have been identified across the policies, which will be addressed at the next stage of the Local Plan either through the consideration of further evidence or the identification of suitable mitigation measures. It may also be necessary, in some instances, to modify the wording of the policies.

11.9 Only two of policies HO7 (Rural Exception sites) and HO8 (Affordable Housing) scored a minor negative effect against SO5 (Soil, Land and Minerals), because the policies will involve the delivery of development on greenfield sites and hence result in more soil disturbance. However, policies within the Natural Environment chapter should provide the necessary mitigation.

Site Allocations

11.10 The SA has also assessed the SHELAA sites submitted to the Council, which are summarised in **Chapter 8** of the SA report. The appraisals for the sites are set out within **Appendix 11.**.

11.11 It should be noted that all of the sites score minor negative effects against SO1 Climate change and SO6 Waste because all development will result in an increase in carbon emissions and waste prior to mitigation and will therefore have a negative impact. However, relevant Local Plan policies will provide mitigation and any development will need to be in accordance with these policies.

11.12 Where sites have not been allocated but have positive effects against some SA Objectives (such as housing) it is considered that the effects cannot be suitably mitigated through application of the relevant Local Plan policies.

Cumulative Impacts

11.13 An initial assessment of the cumulative impacts has been carried out in support of the Plan and is included in **Appendix 13** and the individual policy and site assessments **(Appendices 9 and 11)**. The assessment shows that the majority of the Plan Policies perform well against the Sustainability Objectives. However, the assessment of the Growth Options and Spatial Strategy show a high degree of uncertainty as well as minor negative impacts.

11.14 An SA will be carried out at the next stage of the Local Plan and will be informed by any new and updated evidence to support the Plan, which should enable more accurate results to be determined and the identification of appropriate mitigation measures to minimise adverse effects.

Uncertainties and Next steps

11.15 The Plans, Programmes and Policies as well as the Baseline Data will need to be reviewed to identify any new data that may come forward, which could have implications for the proposed development and Local Plan policies.

11.16 Uncertain impacts have been identified in relation to several of the Sustainability Objectives. The uncertainty should be removed as a result of further work that will be undertaken in relation to evidence that is yet to be prepared to support the policies or proposed development for site allocations. Specific attention will be given to the uncertain impacts identified when reviewing proposals. Details of the specific mitigation measures will also need to be provided in more detail as evidence is finalised and also at the planning application stage to ensure that any potential adverse impacts are suitably addressed.

11.17 There are also risks largely outside the Council's control, which could have an impact on development proposals such as the economic climate, changes to the planning and building regulations and the impact of climate change. Consideration of these issues should be included within the monitoring and implementation plan.

11.18 The Council will consider all the consultation responses (representations) received during the Regulation 18 Initial SA of the Draft Local Plan consultation period. The findings of the Initial SA, together with the consultation responses and further evidence base work will be used to refine the draft Local Plan alongside the SA to produce a draft Publication Local Plan and SA Report for the next stage of the plan-making process (Regulation 19).

11.19 At the Regulation 19 Stage, the draft Publication Local Plan accompanied by the SA Report will be published for consultation with stakeholders and local residents, which is anticipated to take place in during Quarter 4 2024/25 to Quarter 1 2025/26. Following this period, the draft Publication Local Plan and SA will be submitted for Examination in Public (EiP). If any major modifications are identified as a result of the EiP the Council may need to subject the modifications to further SA>

11.20 To ensure that the SA process is concise, manageable and avoids unnecessary repetition, subsequent SA Reports will build on this Initial SA Report. The next iteration of this report will take account of any policy or strategy changes that may occur between the Regulation 18 Draft Plan and the Regulation 19 Draft Submission Plan / before the draft Local Plan is submitted to the Planning Inspectorate for Examination.

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