Natural Environment

NE1 Biodiversity, Geodiversity and Nature Recovery

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE1 Policy: Biodiversity, Geodiversity and Nature Recovery
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy seeks to protect, conserve, restore and enhance the District's biodiversity resource which will help reduce greenhouse gas emissions through sequestration, with positive outcomes expected for climate change mitigation. • The policy also considers biodiversity at an early stage and/or ensures that development will not undermine designated sites, priority habitats and species and irreplaceable habitats, either directly or indirectly. This in turn ensures development is situated in sustainable locations, which will have positive outcomes for climate change mitigation. • The impact is minor positive
SO2	CLIMATE CHANGE ADAPTATION					• The policy seeks to protect, conserve, restore and enhance the District's biodiversity resource by ensuring biodiversity is given appropriate weight and is considered early in the design process, including the need to provide BNG and improve climate resilience. • By conserving, restoring and enhancing the District's biodiversity resource, the policy can also contribute to nature based solutions for issues such as urban heating and flood risk. • The mitigation hierarchy of avoidance, mitigation, compensation will be applied in the consideration of proposals. • The impact is major positive
SO3	FLOOD RISK					• The protection, conservation, restoration and enhancement of the District's biodiversity resource can result in benefits for flood risk by reducing surface run-off. The presence of biodiversity could result in the creation of permeable surfaces which would act as a buffer to mitigate the impacts of flood risk. This will ensure that the total number of people and properties susceptible to flooding is minimised. • The impact is minor positive
SO4	WATER RESOURCES & QUALITY					• The policy can result in benefits for water resources and quality by reducing run-off and improving water quality and pollution through filtration. • The impact is minor positive
SO5	SOIL, LAND & MINERALS					• The policy seeks to improve resilience to climate change by accounting for and sustaining ecosystem services including protecting geological value and good quality soils that support sites or habitats of biodiversity value. • Development proposals should ensure soil sustainability issues are identified at the earliest stage of scheme design to protect, and where possible enhance soil quality within the site

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE1 Policy: Biodiversity, Geodiversity and Nature Recovery
		S	M	L	Overall	Commentary
						and its functions for food production (if relevant), biodiversity and carbon storage. These issues should be carried through to become part of the environmental programme for the construction phase. • The mitigation hierarchy of avoidance, mitigation, compensation will be applied in the consideration of proposals. • The impact is therefore minor positive
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• The policy can result in benefits for pollution as biodiversity can sequester emissions, and act as a buffer for air and noise pollution. • The impact is minor positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy seeks to protect, conserve, restore and enhance the District's biodiversity resource by ensuring biodiversity is given appropriate weight and is considered early in the design process, including the need to provide BNG, the identification of priority areas for nature recovery, the protection and enhancement of ecological corridors and stepping stones, and securing long term management, which will contribute towards a connected and ecologically coherent green and blue infrastructure. • The mitigation hierarchy of avoidance, mitigation, compensation will be applied in the consideration of proposals. • The impact is major positive
SO9	BIODIVERSITY					• The policy seeks to protect international, national and locally designated sites of biological and geological conservation importance from any adverse effects of development • Development proposals will be expected to protect, conserve, restore and enhance the District's biodiversity resource by ensuring biodiversity is given appropriate weight and is considered early in the design process. • Indirect and adverse effects on habitats and species including those relating to recreation, lighting, disturbance, water quality, pollution or invasive species should be minimised • The delivery of additional ecological and biodiversity features and support for biodiversity enhancement through scheme design should be maximised • The long-term management and maintenance of biodiversity and ecological features as relevant to a scheme should be secured in line with priorities and measures identified in the forthcoming Local Nature Recovery Strategy. • The mitigation hierarchy of avoidance, mitigation, compensation will be applied in the consideration of proposals. • The impact is major positive

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE1 Policy: Biodiversity, Geodiversity and Nature Recovery
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• The policy seeks opportunities for maximising additional ecological and biodiversity features and supports biodiversity enhancement through scheme design, and the long-term management and maintenance of biodiversity and ecological features as relevant to a scheme. • Development is required to contribute to habitat conservation and enhancement, which is likely to have positive effects on the character and appearance of the District's landscape, contributing to local distinctiveness. • The mitigation hierarchy of avoidance, mitigation, compensation will be applied in the consideration of proposals. • The impact is major positive
SO11	HISTORIC & CULTURAL HERITAGE					• No significant impact.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.
SO14	HOUSING					• No significant impact.
SO15	HEALTH & WELLBEING					• The policy will have positive outcomes on health and wellbeing as biodiversity has to be protected, extended, enhanced and/or maintained as a result development. • The protection, extension, enhancement and/or maintenance of biodiversity will improve/increase new or enhanced areas of nature residents can visit and enjoy, which is likely to support mental and physical health, and aesthetic, scientific, educational cultural and recreational benefits. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy will ensure improved/increased access to new or enhanced areas of nature, which is likely to bring about health and wellbeing benefits and could further enhance residents' sense of place and contribute positively to quality of life. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE1 Policy: Biodiversity, Geodiversity and Nature Recovery
		S	M	L	Overall	Commentary
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No: NE1				Policy: Biodiversity, Geodiversity and Nature Recovery															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The impacts are likely to be the same in the short, medium and long term as they will be implemented on adoption of the policy.
Mitigation Measures	• The policy identifies the need to follow the mitigation hierarchy of avoidance, mitigation and compensation. Where compensatory measures are required, these should be provided onsite, however where this is not possible, offsite compensation will be required. • Planning permission will be refused where significant harm to biodiversity cannot be avoided. Planning applications will be expected to be supported by relevant environmental information, including protected species and habitat records from the Sussex Biodiversity Record Centre, which is informed by appropriate and up-to-date ecological data/surveys. • Any ecological surveys should be undertaken by suitably qualified professionals and in line with best practice / guidance and Government standing advice. Scheme design should be informed by an Ecological Constraints and Opportunities Map. • Development proposals should also have regard to the objectives identified for the Local Nature Recovery Strategy (LNRS), where appropriate (once adopted), and seek to contribute towards those objectives, wherever possible. • The implementation of other Local Plan policies in relation Climate Change, Design, the Natural Environment and Spatial Strategy could help mitigate impacts.
Cumulative Impacts	The cumulative effect is likely to be positive in conserving, restoring and enhancing the District's biodiversity resource, which contributes to nature recovery and biodiversity improvements, whilst ensuring that the mitigation hierarchy is followed and that developments meaningfully

	contribute to nature recovery within the District and, where possible the wider area, working with our neighbouring authorities to ensure a coherent and connected natural environment.
Summary	Major Positive Effects: **SO2 Climate Change Adaptation; SO8 Green & Blue Infrastructure;SO9 Biodiversity and SO10 Landscape & Townscape** • The policy ensures the District's biodiversity resource is protected, conserved, restored and enhanced, following the hierarchy of designated sites approach. • The key aims of the policy are to give appropriate weight to the statutory purposes and special qualities of the hierarchy of international, national, regional and local sites, priority habitats, priority species and irreplaceable habitats; and conserve, restore and enhance the District's biodiversity resource by ensuring biodiversity is given appropriate weight and is considered early in the design process • The policy has been informed by the NPPF (2023), NERC Act (2006) and Environment Act (2021). • The policy seeks to protect international, national and locally designated sites of biological and geological conservation importance from any adverse effects of development • Development proposals will be expected to protect, conserve, restore and enhance the District's biodiversity resource by ensuring biodiversity is given appropriate weight and is considered early in the design process. • Indirect and adverse effects on habitats and species including those relating to recreation, lighting, disturbance, water quality, pollution or invasive species should be minimised • The delivery of additional ecological and biodiversity features and support for biodiversity enhancement through scheme design should be maximised • The long-term management and maintenance of biodiversity and ecological features as relevant to a scheme should be secured in line with priorities and measures identified in the forthcoming Local Nature Recovery Strategy. • The mitigation hierarchy of avoidance, mitigation, compensation will be applied in the consideration of proposals. Minor Positive Effects: **SO1Climate Change Mitigation; SO3 Flood risk; SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO15 Health & Wellbeing and SO16 Quality of Life and Place** • The policy seeks to protect, conserve, restore and enhance the District's biodiversity resource which could help reduce greenhouse gas emissions through sequestration, with positive outcomes expected for climate change mitigation. • Benefits are likely for pollution as biodiversity can sequester emissions, and act as a buffer for air and noise pollution, as well as flood risk, and water resources and quality by reducing surface run-off. • Climate change is likely to be improved by accounting for and sustaining ecosystem services including protecting geological value and good quality soils that support sites or habitats of biodiversity value as well as ensuring soil sustainability issues are identified at the earliest stage of scheme design to protect, and where possible enhance soil quality. • The policy will improve/increase new or enhanced areas of nature where residents can visit and enjoy, which is likely to support mental and physical health, and aesthetic, scientific, educational cultural and recreational benefits, contributing to enhanced quality of life. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect

NE2 Biodiversity Net Gain

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE2 Policy: Biodiversity Net Gain
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy encourages development proposals to provide new and/or enhance existing habitats such as woodland, wetlands and grasslands which could support carbon storage/capture. This is likely to reduce greenhouse gas emissions with positive impacts for climate change mitigation. • The impact is minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• The policy encourages development proposals to provide new and/or enhance existing habitats which can maximise opportunities to deliver nature-based solutions such as green infrastructure. • The delivery of nature-based solutions such as green infrastructure can provide cooling and shading, contributing to climate change adaptation. • The impact is minor positive.
SO3	FLOOD RISK					• The policy enables the delivery of BNG which aims to leave both biodiversity and the natural environment in a measurably better condition/state than it was before by either creating or enhancing habitats in association with development. • The delivery of BNG as part of a development through the policy, will facilitate natural flood management, reducing surface run-off or flooding from some or all sources. • This will ensure that the total number of people and properties susceptible to flooding is minimised. • The impact is minor positive.
SO4	WATER RESOURCES & QUALITY					• The policy can result in benefits for water resources and quality. • The provision of mandatory BNG as part of development can improve infiltration and reduce run-off which is likely to minimise water pollution. • The delivery of BNG may include the provision of new wetland habitats such as ponds, reedbeds and wet woodland which could have a positive impact on water quality. • The impact is minor positive.
SO5	SOIL, LAND & MINERALS					• The provision of mandatory BNG as part of development through the policy could help protect soil health. • The impact is minor positive.
SO6	WASTE					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE2 Policy: Biodiversity Net Gain
		S	M	L	Overall	Commentary
SO7	POLLUTION					• The provision of mandatory BNG as part of development through the policy may include the planting of trees and other types of vegetation, which could help support carbon storage and in turn improve air quality. • The impact is minor positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy will contribute to the enhancement and creation of habitats, ensuring that the right habitats are provided in the right places. This will in turn contribute to improvement of ecological connectivity and nature recovery. • Development will need to demonstrate that the mitigation hierarchy has been followed. • The impact is major positive.
SO9	BIODIVERSITY					• The policy provides a mechanism to value, maintain, enhance or create wider habitats in association with development. • The policy will ensure the delivery of BNG, which requires qualifying developments to deliver a minimum 20% biodiversity net gain above the ecological baseline for the application site. • Development proposals must be supported by a BNG Plan and supporting information to demonstrate how BNG will be achieved. • Development must demonstrate that the mitigation hierarchy of avoid, mitigate, restore and compensate has been followed. • The Council will impose conditions or seek planning obligations or Conservation Covenants when granting permission, that secure appropriate management and monitoring regimes to deliver biodiversity net gain for at least 30 years after the completion of works. • The impact is major positive.
SO10	LANDSCAPE & TOWNSCAPE					• Habitats are an important component of the District's landscape. • The policy is informed by the spatial hierarchy of habitat delivery which requires Biodiversity Net Gain (BNG) to be provided as part of the development, unless BNG cannot be meaningfully achieved on site, off-site biodiversity may be provided. The policy therefore offers opportunities for biodiversity enhancements to be provided on or off site to enhance the local landscape and/or townscape. • The impact is minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• Some aspects of the historic environment, for example ancient monuments and historic parks and gardens are underpinned or surrounded by biodiversity. • Therefore, delivering of BNG could contribute to the enhancement of the setting of heritage assets and the wider historic environment. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE2 Policy: Biodiversity Net Gain
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.
SO14	HOUSING					• No significant impact.
SO15	HEALTH & WELLBEING					• The policy will have positive outcomes on health and wellbeing as the provision of BNG from development and land management will improve/increase new or enhanced areas of nature which residents can visit and enjoy, which is likely to bring about mental and physical health, aesthetic, scientific, educational cultural and recreational benefits. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy will ensure improved/increased access to new or enhanced areas of nature and contribute towards recreation which is likely to bring about health and wellbeing benefits which can positively impact on residents' sense of place and further enhance the quality of life. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

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

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

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

NE3 Woodland, Trees and Hedgerows

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE3 Policy: Woodland, trees and hedgerows
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• New trees, woodland and hedgerows should be located to facilitate climate change mitigation and adaptation and enhance biodiversity. • The policy requires development proposals to protect, restore, manage and enhance existing woodland, trees and hedgerows and their features in accordance with best practice guidance and relevant standing advice. • Woodland, trees and hedgerows form part of the District's green infrastructure network and could contribute positively to climate change mitigation through carbon storage. • Woodland, trees and hedgerows provide land or tree cover which can capture, store, regulate and remove atmospheric carbon dioxide concentrations from the atmosphere, reducing greenhouse gas emissions. • New trees, woodland and hedgerows should be located to facilitate climate change mitigation. • The impact is therefore minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• New trees, woodland and hedgerows should be located to facilitate climate change mitigation and adaptation and enhance biodiversity. • Woodland, trees and hedgerows form part of the District's green infrastructure network and contribute positively to climate change mitigation through urban cooling. • Woodland, trees and hedgerows provide land or tree cover which will enable cooling through evapotranspiration and shading and will positively impact rising temperatures with positive effects on the urban heat island effect. • New trees, woodland and hedgerows should be located to facilitate climate change adaptation. • The impact is minor positive.
SO3	FLOOD RISK					• Woodland, trees and hedgerows form part of the District's green infrastructure network and could contribute positively to flood risk management. • Woodland, trees and hedgerows provide land or tree cover which could help reduce flooding through the direct interception of rainfall, reducing the volume and rate of run-off, promoting higher soil infiltration rates, reducing pressure on drainage systems by holding back and storing water and slowing the flow of flood water. • The impact is minor positive.
SO4	WATER RESOURCES & QUALITY					• Woodland, trees and hedgerows form part of the District's green infrastructure network and could contribute to the maintenance of water quality. • Woodland, trees and hedgerows can intercept rainfall and infiltrate pollutants/harmful particulates, reducing the risk of them being transferred into water courses as well as minimising the risk of water pollution.

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE3 Policy: Woodland, trees and hedgerows
		S	M	L	Overall	Commentary
						• The impact is minor positive.
SO5	SOIL, LAND & MINERALS					• The policy's aim is to protect and create woodland, trees and hedgerows. • By protecting and creating woodland, trees and hedgerows, soil erosion or loss will be minimised. • The impact is minor positive.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• Woodland, trees and hedgerows provide tree cover which can capture, store, regulate and remove atmospheric carbon dioxide concentrations from the atmosphere, reducing greenhouse gas emissions, which has positive outcomes on air pollution. • By providing tree cover, woodland, trees and hedgerows can help dampen noise from traffic, congestion and other human activities, which is expected to have positive outcomes on noise pollution. • The impact is minor positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy requires all development to protect or enhance the existing woodland, trees and hedgerows or to seek maximise opportunities for tree planting and woodland creation, as appropriate both during and for the lifetime of the development to achieve current and long-term sustainable relationships. • The policy will improve the quality, access and connectivity of green infrastructure for people and wildlife across the District, contributing to nature recovery by maximising opportunities for tree planting and woodland creation,. • New trees, woodland and hedgerows should contribute to the green infrastructure network. Where possible and identified, planting should contribute to local ecological networks. • Development proposals will not be permitted where they result in, or have been subject to, the unjustified loss of, or threaten the long-term retention of trees, woodland or important hedgerows that contribute to the green infrastructure network, unless they meet the criteria specified in the policy. • Where trees are lost through development, an appropriate number of suitable replacement trees, in terms of species and size, that replaces or exceeds that which is lost will be required. • An appropriate buffer must be provided for woodlands and trees, commensurate with its ecological and arboricultural value, that will meet the requirement set out in the policy. • Development proposals, where relevant, will be required to provide a landscape and ecological management (LEMP) plan that accords with best practice standards and regulatory and legislative requirements, to ensure the successful establishment, retention, restoration and enhancement of new and existing woodland, tree or hedgerow planting. • The impact is major positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE3 Policy: Woodland, trees and hedgerows
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The policy prevents the loss of existing habitats and helps create new and enhanced habitats by requiring the protection and enhancement of the existing woodland, trees and hedgerows across the District. • New trees, woodland and hedgerows should be located to enhance and restore biodiversity. Proposals will need to demonstrate that sufficient measures can be implemented to protect trees, woodland and hedgerows both during and for the lifetime of the development to achieve current and long-term sustainable relationships. • Where trees are lost through development, an appropriate number of suitable replacement trees, in terms of species and size, that replaces or exceeds that which is lost will be required. • Development proposals, where relevant, will be required to provide a landscape and ecological management (LEMP) plan that accords with best practice standards and regulatory and legislative requirements, to ensure the successful establishment, retention, restoration and enhancement of new and existing woodland, tree or hedgerow planting. • The impact is major positive.
SO10	LANDSCAPE & TOWNSCAPE					• New trees, woodland and hedgerows should be located to enhance and restore landscape character and visual amenity and contribute to the green infrastructure network. • The policy requires development proposals to establish new trees, woodland and hedgerows to enhance and restore landscape character and visual amenity, including the amenity of the public realm. • Proposals should incorporate trees within the design and layout of development within both urban and rural areas, including tree-lined streets, to enhance the amenity of the public realm. • The policy also requires development proposals to integrate existing woodland, hedgerows and trees into the design and layout of development to enhance and protect the local character and distinctiveness of the District. • The impact is minor positive
SO11	HISTORIC & CULTURAL HERITAGE					• The policy requires development proposals to ensure new or existing trees, woodland and hedgerows are in keeping with the site surroundings, including the historic context and comprise predominantly native species. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE3 Policy: Woodland, trees and hedgerows
		S	M	L	Overall	Commentary
SO14	HOUSING					• No significant impact.
SO15	HEALTH & WELLBEING					• The policy will seek to protect, enhance, expand and increase access to woodland, trees and hedgerows, which form part of the District's green infrastructure network. This is expected to improve access to, and enjoyment of nature which has positive impacts on health and wellbeing. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy could further enhance quality of life as people can access and enjoy nature close to where they live. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

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

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

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

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

NE4 Ancient Woodland and Veteran Trees

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE4 Policy: Ancient Woodland and Veteran Trees
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• Ancient woodland, ancient, aged and veteran trees provide tree cover which can capture, store, regulate and remove atmospheric carbon dioxide concentrations from the atmosphere. This will reduce greenhouse gas emissions and contribute to climate change mitigation. • The impact is therefore minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• Ancient woodland, ancient, aged and veteran trees provide tree cover which will enable cooling through evapotranspiration and shading and this is expected to positively impact rising temperatures with positive knock on effects on urban heat island effect. • The impact is minor positive.
SO3	FLOOD RISK					• Ancient woodland, ancient, aged and veteran trees provide tree cover which will help to reduce flooding through the direct interception of rainfall, reducing the volume and rate of run-off, promoting higher soil infiltration rates, reducing pressure on drainage systems by holding back and storing water and slowing the flow of flood water. • The impact is minor positive.
SO4	WATER RESOURCES & QUALITY					• Ancient woodland, ancient, aged and veteran trees can intercept rainfall and infiltrate pollutants/harmful particulates, reducing the risk of them being transferred into water courses, minimising the risk of water pollution and improving water quality. • The impact is minor positive.
SO5	SOIL, LAND & MINERALS					• The policy's aim is to protect ancient woodland, ancient, aged and veteran trees • By protecting ancient woodland, ancient, aged and veteran trees, soil erosion or loss will be minimised. • The impact is minor positive.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• Ancient woodland, ancient, aged and veteran trees provide tree cover which can capture, store, regulate and remove atmospheric carbon dioxide concentrations from the atmosphere, reducing greenhouse gas emissions which has positive outcomes on air pollution. • By providing tree cover, ancient woodland, ancient, aged and veteran trees can help dampen noise from traffic, congestion and other human activities which is expected to have positive outcomes on noise pollution. • The impact is minor positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE4 Policy: Ancient Woodland and Veteran Trees
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy aims to protect ancient woodland, ancient, aged and veteran trees from loss or deterioration. • Development proposals for sites that are adjacent to, contain, or impact ancient woodland must be accompanied by appropriate Ecological and Arboricultural surveys and provide suitable and adequate buffers which reduce and prevent against direct and indirect impacts on ancient woodland and contribute to biodiversity net-gain, ecological networks and green infrastructure • In the absence of site surveys and detailed assessments the Council will assume a minimum buffer of 25m from the edge of the woodland, which allows for the presence of veteran trees and the fall height of mature trees. • Development resulting in the direct or indirect deterioration or loss of ancient woodland, ancient, aged or veteran trees will not be permitted unless there are wholly exceptional reasons demonstrated. Mitigation and compensation will be required in such circumstances in accordance with the mitigation hierarchy. • The existing condition of ancient woodland or veteran trees likely to be impacted by development will not be an accepted reason to grant planning permission. Nor will development be permitted that relies on a final mitigation/compensation strategy that seeks to address loss or deterioration of ancient woodland during development phase where exceptional reasons have not been demonstrated. • The impact is major positive.
SO9	BIODIVERSITY					• Development proposals for sites that are adjacent to, contain, or impact ancient woodland must be accompanied by appropriate Ecological and Arboricultural surveys and provide suitable and adequate buffers which reduce and prevent against direct and indirect impacts on ancient woodland and contribute to biodiversity net-gain, ecological networks and green infrastructure • Mature and ancient woodland are an essential part of the District's natural capital and by protecting them, the policy will contribute to the District's biodiversity resource. • Development resulting in the direct or indirect deterioration or loss of ancient woodland, ancient, aged or veteran trees will not be permitted unless there are wholly exceptional reasons demonstrated. Mitigation and compensation will be required in such circumstances in accordance with the mitigation hierarchy. • The impact is major positive.
SO10	LANDSCAPE & TOWNSCAPE					• The policy requires development proposals for sites that are adjacent to, or contain, ancient woodland to ensure that buffer zones consist of semi-natural habitats and contribute to green infrastructure and the wider ecological network offer opportunities for local character and distinctiveness to be protected and enhanced. • The impact is minor positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE4 Policy: Ancient Woodland and Veteran Trees
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The policy requires development proposals for sites that are adjacent to, or contain, ancient woodland to ensure that buffer zones consist of semi-natural habitats and contribute to green infrastructure and the wider ecological network offer opportunities for heritage assets and their settings to be respected. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.
SO14	HOUSING					• No significant impact.
SO15	HEALTH & WELLBEING					• The policy requires development proposals for sites that are adjacent to, or contain, ancient woodland to ensure that buffer zones consist of semi-natural habitats and contribute to green infrastructure and the wider ecological network offer opportunities for access to, and enjoyment of nature/green infrastructure to be improved which has positive impacts on health and wellbeing. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy could further enhance quality of life as people can access and enjoy nature/green infrastructure close to where they live. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

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

COMMENTARY:	
Duration/Reversibility	The impacts are not likely to change in the short, medium or long term and the policy will become effective on adoption.
Mitigation Measures	• Development proposals for sites that are adjacent to, contain, or impact ancient woodland must be accompanied by appropriate Ecological and Arboricultural surveys, provide suitable and adequate buffers and ensure that buffer zones consist of semi-natural habitat that protects, reduces and prevents against direct and indirect impacts on ancient woodland and contributes to biodiversity net-gain, ecological networks and green infrastructure. • In the absence of site surveys and detailed assessments, the Council will assume a minimum buffer of 25m from the edge of the woodland, which allows for the presence of veteran trees and the fall height of mature trees. • Development resulting in the direct or indirect deterioration or loss of ancient woodland, ancient, aged or veteran trees will not be permitted unless there are wholly exceptional reasons demonstrated. Mitigation and compensation will be required in such circumstances in accordance with the mitigation hierarchy. • The existing condition of ancient woodland or veteran trees likely to be impacted by development will not be an accepted reason to grant planning permission nor will development be permitted that relies on a final mitigation/compensation strategy that seeks to address loss or deterioration of ancient woodland during development phase where exceptional reasons have not been demonstrated.

	• The Council will take account of the Natural England and Forestry Commission's standing advice on ancient woodland, ancient trees and veteran trees when considering a development proposal. • Impacts could also be mitigated through the implementation of specific Local Plan policies in relation to Climate Change, the Natural Environment, Historic Environment and Spatial Strategy.
Cumulative Impacts	The cumulative impact of the policy is likely to be positive given that new development resulting in the direct or indirect deterioration or loss of ancient woodland, ancient, aged or veteran trees will not be permitted unless there are wholly exceptional reasons demonstrated.
Summary	Major Positive Effects: **SO8 Green & Blue Infrastructure and SO9 Biodiversity** • Development proposals for sites that are adjacent to, contain, or impact ancient woodland must be accompanied by appropriate Ecological and Arboricultural surveys and provide suitable and adequate buffers which reduce and prevent against direct and indirect impacts on ancient woodland and contribute to biodiversity net-gain, ecological networks and green infrastructure • The policy has been informed by Natural England and Forestry Commission's Standing Advice for Ancient Woodlands and the NPPF (2023). • The policy will protect ancient woodland, ancient, aged and veteran trees from loss or deterioration as they are part of Wealden's natural heritage and are irreplaceable. • The policy is expected to improve the quality of the green infrastructure and the wider ecological network, prevent the loss or deterioration of ancient woodland, ancient, aged and veteran trees and contribute to the District's biodiversity resource. Minor Positive Effects: **SO1 Climate Change Mitigation; SO2 Climate Change Adaptation; SO3 Flood risk; SO4 Water resources/quality; SO5 Soil, Land & Minerals; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing and SO16 Quality of Life and Place** • The policy will ensure ancient woodland, ancient, aged and veteran trees contribute positively to the District's natural capital, biodiversity resource, green infrastructure and the wider ecological network, water quality and flood risk, enhance and restore landscape character and visual amenity and cultural heritage, and facilitate climate change mitigation and adaptation, with positive effects also expected for health and wellbeing and quality of life and place. No Significant Effects: for the remaining Sustainability Objectives as the policy is unlikely to have a significant effect. Minor Negative Effects: None Major Negative Effects: None Uncertain: None Overall, the policy is shown to have a Minor Positive effect

NE5 Protecting Ashdown Forest SPA

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE5 Policy: Protecting Ashdown Forest SPA
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy specifically requires new development likely to result in increased traffic to consider any air quality impacts and prevent adverse effects on the integrity of the Ashdown Forest SAC by undertaking a site-specific Habitats Regulations Assessment at the application stage. This is expected to reduce carbon emission with positive impacts expected on climate change mitigation. • The impact is minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• No significant impact.
SO4	WATER RESOURCES & QUALITY					• No significant impact.
SO5	SOIL, LAND & MINERALS					• No significant impact.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• The Council has undertaken an Interim Habitats Regulations Assessment (HRA) to test whether the Local Plan at the Regulation 18 stage, in combination with other plans and projects, is likely to have an adverse impact on the integrity of the Ashdown Forest SAC and SPA. • The Council's Interim HRA has identified that net additional residential development is likely to result in a significant effect on the SPA. • The policy specifically requires new development likely to result in increased traffic to consider any air quality impacts and prevent adverse effects on the integrity of the Ashdown Forest SAC by undertaking a site-specific Habitats Regulations Assessment at the application stage. This is expected to minimise air pollution. • The impact is minor positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy specifically requires new proposals with a net increase in residential development between 400m and 7km from Ashdown Forest SPA, to contribute to mitigation through the provision of Suitable Alternative Natural Greenspace (SANG) to a minimum level of 8ha per 1,000 net increase in population, which will enable alternative green space which forms part

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE5 Policy: Protecting Ashdown Forest SPA
		S	M	L	Overall	Commentary
						of green infrastructure to be provided. This will also contribute to nature recovery, increase or improve access to green infrastructure, prevent fragmentation of habitats and maintain ecological corridors • The avoidance and mitigation measures will ensure that the conservation objectives for Ashdown Forest SPA and SAC are met. The provision of SANGs is in line with Natural England's guidance and undertaking a site-specific Habitats Regulations Assessment at the application stage will help to prevent adverse effects on the integrity of the Ashdown Forest SAC. • The impact is major positive.
SO9	BIODIVERSITY					• The Ashdown Forest SPA is designated due the extensive example of European Northern Atlantic wet heaths and dry heath and its ground nesting breeding bird populations of Dartford warbler and nightjar. Ashdown Forest is a European designated site, referred to as a Habitat Site, and therefore Habitat Regulations Assessments are required for development and plans that are likely to result in a significant effect on its qualifying features. • The policy requires avoidance and mitigation measures to prevent an adverse effect on the integrity of the site. • The policy specifically requires proposals with a net increase in residential development between 400m and 7km from Ashdown Forest SPA, to contribute to mitigation through the provision of Suitable Alternative Natural Greenspace (SANG) to a minimum level of 8ha per 1,000 net increase in population, which will enable the provision of alternative green space which forms part of green infrastructure. The policy will also facilitate the creation of new habitats which will make a significant contribution to the District's biodiversity resource. • By restricting residential development within the 400 metre and 7km buffer zone around the Ashdown Forest SPA, and through the provision of a SANG or a contribution to a strategic SANG and the delivery of the Strategic Access Management and Monitoring Strategy for visitor management at the Ashdown Forest, the policy will ensure existing habitats are protected. • The policy seeks to maintain and enhance a European designated site and the species and habitats that it supports. • The impact is major positive.
SO10	LANDSCAPE & TOWNSCAPE					• The policy seeks to protect the Ashdown Forest SPA, and this will contribute to the protection of landscape features within the SPA as well as protect and enhance the existing landscape. • The impact is major positive.
SO11	HISTORIC & CULTURAL HERITAGE					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE5 Policy: Protecting Ashdown Forest SPA
		S	M	L	Overall	Commentary
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The policy specifically requires new development likely to result in increased traffic to consider any air quality impacts and prevent adverse effects on the integrity of the Ashdown Forest SAC by undertaking a site-specific Habitats Regulations Assessment at the application stage. This could reduce the need to travel by car and facilitate sustainable and active travel modes of transport. • The impact is minor positive.
SO14	HOUSING					• The policy specifically requires proposals with a net increase in residential development between 400m and 7km from Ashdown Forest SPA, to contribute to mitigation through the provision of Suitable Alternative Natural Greenspace (SANG) to a minimum level of 8ha per 1,000 net increase in population, which will enable the provision of alternative green space which forms part of green infrastructure. This will facilitate the provision of homes, which will contribute to housing supply. • Residential development schemes located adjacent or close to the 7km zone boundary will be assessed on a case-by-case basis and may require mitigation for the SPA. A site specific HRA will be required at the application stage for sites on or close to the boundary. • Proposals for a net increase in residential development between 400m and 7km from Ashdown Forest SPA will be required to contribute to mitigation through the provision of Suitable Alternative Natural Greenspace (SANG) to the minimum level of 8ha per 1,000 net increase in population or the provision of a financial contribution to a strategic SANG that is acceptable to provide avoidance / mitigation for the development and a financial contribution to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) Strategy. • The impact is minor positive.
SO15	HEALTH & WELLBEING					• Ashdown Forest SPA is located relatively close to several towns and villages. Its attractive, extensive open nature and the right to access most of the site, means that it will inevitably draw people for recreation. • The policy requires avoidance and mitigation measures to prevent an adverse effect on the integrity of the site. • The policy specifically requires proposals with a net increase in residential development between 400m and 7km from Ashdown Forest SPA, to contribute to mitigation through the provision of Suitable Alternative Natural Greenspace (SANG) or to make a contribution to a strategic SANG, which will enable the provision of alternative green space to attract visitors away from Ashdown Forest, including dog walkers, and to reduce overall visitor and recreational pressure at the Forest.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE5 Policy: Protecting Ashdown Forest SPA
		S	M	L	Overall	Commentary
						• Enabling the provision of alternative spaces will provide places for people to interact, enjoy and play and this could positively impact on health and wellbeing. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy specifically requires for SANG to be provided as part of residential development between 400m and 7km from Ashdown Forest SPA which will facilitate healthy lifestyles and further enhance quality of life. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

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

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

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

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

NE6 Landscape Character

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE6 Policy: Landscape character
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• Development proposals will need to demonstrate the consideration of climate change mitigation and ecosystem services such as food production, the regulation of climate and purification of air in respect of the potential impact on the landscape, including any cumulative impacts. • The impact is minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• Development proposals will need to demonstrate the consideration of climate change adaptation in respect of their potential impact on the landscape, including any cumulative impacts. • The impact is minor positive.
SO3	FLOOD RISK					• Development proposals will need to demonstrate the consideration of ecosystem services such as flood protection in respect of the potential impact on the landscape, including any cumulative impacts. The policy is likely to reduce flood risk. • The impact is minor positive.
SO4	WATER RESOURCES & QUALITY					• Development proposals will need to demonstrate the consideration of hydrology and ecosystem services such as purification of water in respect of the potential impact on the landscape, including any cumulative impacts. The policy is likely to contribute positively to water quality. • The impact is minor positive.
SO5	SOIL, LAND & MINERALS					• Development proposals will need to demonstrate the consideration of geology and soils and ecosystem services such as soil formation and nutrient cycling in respect of the potential impact on the landscape, including any cumulative impacts. The policy is likely to protect and enhance valuable soils. • The impact is minor positive.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• Development proposals will need to demonstrate the consideration of ecosystem services such the purification of air in respect of the potential impact on the landscape, including any cumulative impacts. The policy is likely to contribute positively to air pollution. • The impact is minor positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy requires landscape mitigation and/or planting schemes associated with development proposals to seek to enhance the green infrastructure network, which will enable the policy to increase/improve access to green infrastructure.

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE6 Policy: Landscape character
		S	M	L	Overall	Commentary
						• The policy restricts development in areas where the District's landscape character could be adversely affected, and this is also likely to contribute towards nature recovery. • Development proposals will need to demonstrate consideration of landcover and ecological character in respect of the potential impact on the landscape, including any cumulative impacts. The policy is likely to protect the green infrastructure network, increase access, and prevent the fragmentation of habitats and will maintain wildlife corridors. • The impact is minor positive.
SO9	BIODIVERSITY					• The policy requires landscape mitigation and/or planting schemes associated with development proposals to seek to enhance the green infrastructure network, which may result in positive benefits for biodiversity. • Protection is afforded to the District's most valuable landscapes, which are important sites for biodiversity and geodiversity, which is likely to result in positive benefits for biodiversity. • Development proposals will need to demonstrate consideration of biodiversity and Biodiversity Opportunity Areas and/or other sites designated for their environmental importance in respect of the potential impact on the landscape, including any cumulative impacts. The policy is likely to protect and enhance the District's biodiversity resource. • The impact is minor positive.
SO10	LANDSCAPE & TOWNSCAPE					• The policy requires development proposals to recognise the contribution of the landscape to the District's environment, economy (including tourism) and communities and to demonstrate how regard has been given to the East Sussex Landscape Character Assessment, the Wealden Landscape Evidence Base, Historic Land Classification (HLC) and any other relevant guidance in the Design and Access Statement. • All new developments are required to adopt a landscape-led approach from the outset to their design and layout to ensure that any potential adverse effects on the landscape from the development proposal are avoided before consideration is given to any mitigation. • Any landscape mitigation, such as planting, undertaken as part of a development must be commensurate with the surrounding area and must seek to contribute to local distinctiveness. • Development proposals will need to demonstrate consideration of special landscape characteristics, degree of openness and sensitivity of the landscape to change, settlement pattern, settlement character, its setting and identity, open and valued views, perceptual character including tranquillity and dark night skies, and the pattern of key valued landscape features such as fields, woodland, trees, hedgerows and waterbodies in respect of the potential impact on the landscape, including any cumulative impacts. • The policy requires new development to conserve existing character, strengthen and enhance landscape character as well as create new character. • The impact is therefore major positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE6 Policy: Landscape character
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The policy requires development as well as any landscape mitigation, such as planting, undertaken as part of a development to be in keeping with the site surroundings, including the historic context. • Development proposals will need to demonstrate the consideration of the historic character and landscape setting and Heritage assets and cultural influences in respect of the potential impact on the landscape, including any cumulative impacts. The policy is likely to protect and enhance the District's historic environment. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• Development proposals will need to demonstrate the consideration of the pattern of roads (including footways and cycle routes), Public Rights of Way and Bridleways in respect of the potential impact on the landscape, including any cumulative impacts. The policy is likely to encourage the use of sustainable and active transport modes such as cycling. • The impact is minor positive.
SO14	HOUSING					• The policy requires all new development, including housing, to take a landscape led approach to design and layout to avoid any potential adverse effects on landscape, before consideration is given to any mitigation. Development will be supported, which takes into account the landscape character and sensitivity of the area. • The impact is minor positive.
SO15	HEALTH & WELLBEING					• The policy seeks to protect the local character and the distinctiveness of settlements by requiring all new development to adopt a landscape-led approach. The policy is likely to protect landscape character and local distinctiveness of settlements, which is likely to result in a high-quality landscape and is expected to have positive effects on health and wellbeing. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• By protecting and enhancing the District's landscape character, the policy is expected to have positive effects on health and wellbeing, which will further enhance the quality of life of residents and visitors. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• The policy requires all new development, to take a landscape led approach to design and layout to avoid any potential adverse effects on landscape, before consideration is given to any mitigation. Development proposals will be required to recognise the contribution of the

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE6 Policy: Landscape character
		S	M	L	Overall	Commentary
						landscape to the District's environment, economy (including tourism) and communities and will be required to demonstrate how the Council's landscape evidence base has been considered. • By protecting and enhancing the District's landscape character, the policy is likely to achieve an attractive environment which will in turn attract inward investment from tourism and the visitor economy, with some positive knock effects on employment opportunities and jobs. • The impact is minor positive.
SO19	TOWN & VILLAGE CENTRES					• The policy requires all new development, to take a landscape led approach to design and layout to avoid any potential adverse effects on landscape before consideration is given to any mitigation. Development proposals will be required to recognise the contribution of the landscape to the District's environment, economy (including tourism) and communities and will be required to demonstrate how the Council's landscape evidence base has been considered. • The impact is minor positive.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No:NE6				Policy: Landscape character															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The effects are likely to remain positive over all timeframes during the plan period as they will be effective on adoption of the policy.
Mitigation Measures	• Any landscape mitigation that is required must be commensurate with the surrounding area and must seek to contribute to local distinctiveness. Where planting is considered appropriate, this must be characteristic of the local area, in keeping with the site surroundings, including any historic context, and be compatible with the underlying soils. Where appropriate, native species of local provenance should be used. Landscape mitigation and/or planting schemes should, overall, seek to enhance the green infrastructure network. • Proposals for development should have regard to the guidance set out in the Council's landscape evidence base supporting the emerging Local Plan as relevant and where there is likely to be an impact on landscape character, the Council will require an independent assessment, which should be proportionate to the scale and type of development proposed. • In cases where the impact of development on the landscape is considered to be significant, a full Landscape and Visual Impact Assessment (LVIA) will be required. • Impacts could also be mitigated through the implementation of specific Local Plan policies in relation to Climate Change, Design, the Natural Environment, Historic Environment, the Spatial Strategy, Economy, Town Centres and Infrastructure.

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

NE7 The High Weald National Landscape

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE7 Policy: The High Weald National Landscape
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy affords the highest level of landscape protection to the High Weald National Landscape, and this is expected to contribute to carbon capture which have a positive impact on greenhouse gas emissions. • The impact is minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• The policy affords the highest level of landscape protection to the High Weald National Landscape, and this is expected to contribute to nature-based solutions such as green infrastructure, which assists with cooling and shading, and SuDS. • The impact is minor positive.
SO3	FLOOD RISK					• The policy affords the highest level of landscape protection to the High Weald National Landscape, which provides vegetative cover to reduce surface run-off and flooding. • The impact is minor positive.
SO4	WATER RESOURCES & QUALITY					• The policy affords the highest level of landscape protection to the High Weald National Landscape, which can provide a buffer to pollution and safeguard water quality and resources. • The impact is minor positive.
SO5	SOIL, LAND & MINERALS					• The policy affords the highest level of landscape protection to the High Weald National Landscape, which is expected to protect greenfield/agricultural land and soils and will direct inappropriate development to previously developed land and settlements, ensuring efficient use of land. • The impact is minor positive.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• Development within, or affecting the setting of, the High Weald National Landscape will need to be in keeping with the special qualities and characteristics of the High Weald National Landscape including dark skies and tranquillity, which is likely to have positive outcomes for light and noise pollution. • The impact is minor positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy affords the highest level of landscape protection to the High Weald National Landscape, which is expected to conserve and enhance green infrastructure, and provide a positive contribution to nature recovery and reduce the fragmentation of existing ecological networks. • The impact is minor positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE7 Policy: The High Weald National Landscape
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The policy affords the highest level of landscape protection to the High Weald National Landscape, which is expected to conserve and enhance green infrastructure, which is important for sustaining biodiversity. • The impact is minor positive.
SO10	LANDSCAPE & TOWNSCAPE					• The High Weald National Landscape (AONB) is a nationally designated landscape and is afforded the highest level of landscape protection, where great weight is given to the need to conserve its landscape and scenic beauty. • Development within, or affecting the setting of, the High Weald National Landscape, as defined on the policies map, is required to conserve and enhance natural beauty, having regard to the character of the landscape, its special qualities, its character components and functions as set out in the High Weald National Landscape (AONB) Management Plan. • Development should apply a landscape-led design approach that reflects the High Weald Character, using high-quality architecture. • Development should not detract from the visual qualities and essential characteristics of the High Weald National Landscape, including views into and out of the National Landscape, in relation to its location, siting, scale or design. • All proposals for development in, or adjacent to, the National Landscape should be accompanied by a landscape and visual impact assessment (LVIA) and an assessment of the proposal against all relevant National Landscape (AONB) Management Plan objectives. • Development should also have regard to the High Weald Housing Design Guide and High Weald Colour Study, where relevant. • The policy permits development which is compatible with conserving and enhancing natural beauty proposed within the High Weald National Landscape. • The impact is therefore major positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The purpose of the policy is to conserve and enhance the natural beauty of the High Weald National Landscape alongside responding to the historic pattern and character of settlements. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.
SO14	HOUSING					• Major development will not be supported in line with national policy, except in exceptional circumstances where it can be demonstrated to be in the public interest.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE7 Policy: The High Weald National Landscape
		S	M	L	Overall	Commentary
						• The Council acknowledges that there may be cases where small scale development is necessary in or adjoining the National Landscape, for example where it helps to maintain economic or social well-being. • The need to protect the National Landscape may restrict housing development in the District. • The impact is uncertain.
SO15	HEALTH & WELLBEING					• The policy offers opportunities for maintaining a thriving community life with particular emphasis on farming and forestry as well as promote the understanding and enjoyment of the National Landscape's special qualities. • Understanding and enjoying the special qualities of the National Landscape by local residents and visitors is likely to have positive effects on health and wellbeing. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• By understanding and enjoying of the special qualities of the National Landscape, the health and wellbeing of local residents and visitors will be positively impacted, and this will further enhance quality of life. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• The Council acknowledges that there may be cases where small scale development is necessary in or adjoining the National Landscape, for example where it helps to maintain social well-being. • The impact is minor positive
SO18	ECONOMY & EMPLOYMENT					• The Council acknowledges that there may be cases where small scale development is necessary in or adjoining the National Landscape, for example where it helps to maintain economic well-being. • The policy could benefit a range of agricultural, forestry and rural businesses and provide opportunities to grow tourism and the visitor economy in the countryside. • The impact is minor positive.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No: NE7									Policy: The High Weald AONB National Landscape										
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The effects are likely to remain positive over all timeframes during the plan period as they become effective on adoption of the policy.
Mitigation Measures	• All proposals for development in, or adjacent to, the National Landscape should be accompanied by a landscape and visual impact assessment (LVIA) and an assessment of the proposal against all relevant National Landscape (AONB) Management Plan objectives. • Development within the National Landscape is expected to be limited in scale and extent and appropriate in terms of its nature and location. In accordance with the tests set out in paragraph 183 of the NPPF (2023), major development will not be supported except in exceptional circumstances and where it can be demonstrated to be in the public interest. • Any impacts could also be mitigated through good design and the implementation of specific Local Plan policies in relation to Climate Change, Natural Environment, Historic Environment, the Spatial Strategy and Economy.
Cumulative Impacts	The cumulative effect is likely to be positive as the policy requires that development within or affecting the setting of, the High Weald National Landscape, conserves and enhances its natural beauty, having regard to the character of the landscape, its special qualities, its character components and functions as set out in the High Weald National Landscape (AONB) Management Plan whilst safeguarding the natural environment, land-based economy, access to the landscape and the social well-being of communities.
Summary	Major Positive Effects: **SO10 Landscape & Townscape**

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

NE8 Setting of the South Downs National Park

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE8 Policy: Setting of the South Downs National Park
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• No significant impact.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• No significant impact.
SO4	WATER RESOURCES & QUALITY					• No significant impact.
SO5	SOIL, LAND & MINERALS					• The policy requires development proposals to ensure no adverse impacts on any transitional open green spaces between the site and the boundary of the South Downs National Park which will protect greenfield/agricultural land and soils and will direct inappropriate development to previously developed land and settlements, ensuring efficient use of land. • The impact is minor positive.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• Proposals for development on land that contributes to the setting of the South Downs National Park will only be permitted where it does not detract from or cause detriment to the special qualities and essential qualities of the National Park including dark skies and tranquillity, which is likely to have positive outcomes for light and noise pollution. • By conserving and enhancing the landscape and scenic beauty of the South Downs National Park, the policy will also offer opportunities for pollution to be minimised. • The impact is minor positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy requires development proposals to ensure no adverse impacts on any transitional open green spaces between the site and the boundary of the South Downs National Park and this is expected to support green infrastructure, which can be accessed by residents and visitors and will ensure the existing ecological networks are not compromised. • By conserving and enhancing the landscape and scenic beauty of the South Downs National Park, the policy will contribute to nature recovery. • The impact is minor positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE8 Policy: Setting of the South Downs National Park
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• Development proposals should ensure no adverse impacts on any transitional open green spaces between the site and the boundary of the South Downs National Park, and this is expected to support green infrastructure, which is important for sustaining and enhancing habitats and species. • Conserving and enhancing the landscape and scenic beauty of the South Downs National Park through the policy will ensure that the District's biodiversity resource is also protected. • The impact is minor positive.
SO10	LANDSCAPE & TOWNSCAPE					• The administrative area of Wealden District contains a small part of the South Downs National Park. • The policy seeks to conserve and enhance the landscape and scenic beauty of the South Downs National Park in line with South Downs National Park Local Plan, the South Downs Management Plan and other relevant adopted planning documents and strategies. Development should be consistent with National Park purposes and must not significantly harm the National Park or its setting. • Development proposals should ensure no adverse impacts on any transitional open green spaces between the site and the boundary of the South Downs National Park. • The policy requires proposals for development on land that contributes to the setting of the South Downs National Park to respect the visual and special qualities, and essential characteristics of the National Park. • Development proposals should not detract from or cause detriment to the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design. • The impact is therefore major positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The purpose of the policy is to conserve and enhance the landscape and scenic beauty of the South Downs National Park, which includes cultural heritage. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.
SO14	HOUSING					• Proposals for development on land that contributes to the setting of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities, tranquillity and essential characteristics of the National Park. • The need to protect the setting of the South Downs National Park may restrict housing development in the District.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE8 Policy: Setting of the South Downs National Park
		S	M	L	Overall	Commentary
						• The impact is uncertain
SO15	HEALTH & WELLBEING					• The policy offers opportunities for the special qualities of the National Park to be understood and enjoyed by local residents and visitors and this is likely to have positive effects for health and wellbeing. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy offers opportunities for the special qualities of the National Park to be understood and enjoyed by local residents and visitors and this is likely to have positive effects for health and wellbeing, which can further enhance quality of life. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• The need to protect the setting of the South Downs National Park may restrict development in the District. • The impact is uncertain.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No: NE8				Policy: Setting of the South Downs National Park															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	The effects are likely to remain positive over all timeframes during the plan period as they will be effective on adoption of the policy.
Mitigation Measures	• Development proposals should ensure no adverse impacts on any transitional open green spaces between the site and the boundary of the South Downs National Park, nor on the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design. • Development should be consistent with National Park purposes and must not have a significant adverse impact on the National Park or its setting both alone and cumulatively. • Assessment of such development proposals will have regard to the South Downs National Park Local Plan, the South Downs Management Plan and other relevant adopted planning documents and strategies, as relevant. • Any impacts could also be mitigated through good design and the implementation of specific Local Plan policies in relation to the Natural Environment, Historic Environment and the Spatial Strategy.
Cumulative Impacts	• The cumulative effect is likely to be positive as the policy requires proposals for development on land that contributes to the setting of the South Downs National Park to be refused where it detracts from, or causes detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, whilst ensuring that development makes a meaningfully contribution to the landscape and scenic beauty of the South Downs National Park and the wider environment, working in partnership with the South

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

NE9 Agricultural Land

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE9 Policy: Agricultural Land
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy seeks to protect the Best and Most Versatile (BMV) agricultural land. which may encourage local food production. • By protecting the best and most versatile agricultural land, the policy will ensure the provision of other important ecosystem services such as carbon storage, which contribute towards climate change mitigation. • The impact is minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• By protecting the best and most versatile agricultural land from inappropriate and significant development, the policy will indirectly help to reduce flood risk through the protection and maintenance of greenfield land. Greenfield land is likely to absorb rainfall and the reduce the risk of surface run-off. • The impact is minor positive
SO4	WATER RESOURCES & QUALITY					• By protecting the best and most versatile agricultural land from development, the policy will ensure the provision of other important ecosystem services such as a storage for water. • Conversely, runoff from agricultural land may worsen the issue of nutrient pollution, affecting the quality of water resources. • The impact is uncertain
SO5	SOIL, LAND & MINERALS					• Over 2,849 hectares of agricultural land within the District is classified as Grade 3b or lower. This equates to around 3.5% of the total area of Wealden. In contrast, just over 940 hectares is classified as Grade 1-3a (the BMV agricultural land), equating to around 1.15% of the District. The majority of the agricultural land surveyed within the District is therefore not considered to be BMV. • By directing development towards lower graded agricultural land and previously developed land, the policy seeks to minimise the loss of the best and most versatile agricultural land (Grades 1-3a), which will ensure the best and most versatile land remains in agricultural use, reducing soil pollution. • By protecting the best and most versatile agricultural land from inappropriate and significant development, the policy will also minimise greenfield development, ensuring the efficient use of land. • The impact is major positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE9 Policy: Agricultural Land
		S	M	L	Overall	Commentary
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• No significant impact.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy protects the best and most versatile agricultural land from inappropriate and significant development, which has benefits for green infrastructure as it will prevent fragmentation of habitats and maintain wildlife corridors as well as improve access. • The impact is minor positive.
SO9	BIODIVERSITY					• The policy protects the best and most versatile agricultural land from inappropriate and significant development, which will play an important role as a reservoir for sustaining and enhancing biodiversity. • The impact is minor positive.
SO10	LANDSCAPE & TOWNSCAPE					• By protecting the District's best and most versatile agricultural land from inappropriate and significant development, the policy could help preserve the District's landscape character. • The impact is minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• No significant impact.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.
SO14	HOUSING					• The policy seeks to protect the Best and Most Versatile (BMV) agricultural land from development, which may restrict development for housing and could impact the delivery of housing. • The impact is uncertain
SO15	HEALTH & WELLBEING					• The policy seeks to protect the best and most versatile agricultural land from development which contributes to the wider farming resource, ecosystem services and natural capital. This is expected to have positive effects on health and wellbeing. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy seeks to protect the best and most versatile agricultural land from development which contributes to the wider farming resource, ecosystem services and natural capital. This

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE9 Policy: Agricultural Land
		S	M	L	Overall	Commentary
						is expected to have positive effects on health and wellbeing with positive effects on quality of life. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• The policy seeks to protect the best and most versatile agricultural land from development which may restrict development for employment uses. However, the policy will direct development towards lower graded agricultural land and previously developed land. • Any potential impacts could be outweighed by the policy's value to contribute to the wider farming resource, ecosystem services and natural capital, which play a vital role in the local economy and could provide essential employment opportunities and jobs in the agricultural sector. • The impact is minor positive.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

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

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

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

NE10 Light Pollution and Dark Skies

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE10 Policy: Light pollution and dark skies
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy criteria include a requirement for lighting schemes to be energy efficient and to use low energy LED where possible, which will promote the use of renewable and low carbon energy technologies and have positive outcomes for mitigating climate change. • The impact is therefore minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• No significant impact.
SO4	WATER RESOURCES & QUALITY					• No significant impact.
SO5	SOIL, LAND & MINERALS					• No significant impact.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• Lighting associated with new development should not contribute to sky glow, glare and light spillage and specific consideration should be given to the dark skies of the High Weald National Landscape (AONB) and South Downs National Park. • The policy ensures that local people get the right light, in the right place and for it to be used at the right time. • The requirement for control mechanisms to be available to dim or switch off external lighting schemes when not required will also positively impact light pollution. • Lighting schemes are required to be energy efficient and to use low energy LED where possible, which will positively impact air pollution by reducing greenhouse gas emissions. • The impact is therefore major positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy will contribute to nature recovery as it aims to minimise the impacts of light pollution on the natural environment and biodiversity. • The impact is minor positive.
SO9	BIODIVERSITY					• The policy will ensure lighting associated with new development does not harm biodiversity. Lighting schemes should not be located around sensitive receptors such as areas with

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE10 Policy: Light pollution and dark skies
		S	M	L	Overall	Commentary
						specific habitats and species as this could affect their feeding behaviour, foraging areas, breeding cycles and also increase chances of them being preyed upon. • By preventing artificial light pollution, nocturnal activities of animals such as bats will be maximised. Artificial light interferes with their navigation, reproduction, nesting, hunting, feeding, health, reducing populations. Prolonged exposure to artificial light also prevents many trees from adjusting to seasonal variations which affects plant growth, and this will have implications for the wildlife that depend on trees for their natural habitats. • The impact is minor positive.
SO10	LANDSCAPE & TOWNSCAPE					• Wealden is currently the 20th darkest district in England. Whilst levels of darkness differ across the district, areas such as the Pevensey Levels and undeveloped areas within the countryside benefit from high levels of darkness. The South Downs National Park is designated an International Dark Sky Reserve (IDSR). • The policy ensures that areas such as the Pevensey Levels and undeveloped areas within the countryside benefit from high levels of darkness, including the dark skies of the High Weald National Landscape (AONB) and South Downs National Park's International Dark Sky Reserve status are considered when designing any lighting schemes, which includes giving specific consideration to the relevant guidance. • Lighting associated with new development should not harm local landscape and any impacts on the natural and built environment will need to be mitigated or avoided. • The impact is therefore major positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy will ensure lighting associated with new development does not harm heritage assets and their setting. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.
SO14	HOUSING					• The policy applies to any proposals which involve the installation of external lighting and where the design of developments may result in light spill from internal lighting but is not considered to have a significant impact upon the delivery of housing or housing needs. • No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE10 Policy: Light pollution and dark skies
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The policy will ensure that new development is appropriate for its location and in doing so will limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation, which is expected to positively impact health and wellbeing. • Lighting schemes are expected to positively influence human health and prevent conditions such as sleep disorders, stress, depression diabetes, obesity and specific cancers which are associated with prolonged exposure to artificial/intrusive lighting. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• The policy requires the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation to be minimised, which will also enhance the quality of life of local people. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• The policy applies to any proposals which involve the installation of external lighting and where the design of developments may result in light spill from internal lighting but is not considered to have a significant impact upon the delivery of development or the economy. • No significant impact.
SO19	TOWN & VILLAGE CENTRES					• The policy applies to any proposals which involve the installation of external lighting and where the design of developments may result in light spill from internal lighting but is not considered to have a significant impact upon the delivery of development or the vitality and viability of towns and villages. • No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

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

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

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

NE11 Noise Pollution

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE11 Policy: Noise Pollution
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• No significant impact.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• No significant impact.
SO4	WATER RESOURCES & QUALITY					• No significant impact.
SO5	SOIL, LAND & MINERALS					• No significant impact.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• The policy ensures that noise issues and appropriate mitigation and acoustic measures are addressed and incorporated into the design of development proposals at an early stage, so as not to harm the natural environment or residential amenity minimising noise pollution, by providing a buffer between noise sources and residents. • Development proposals for noise sensitive uses, including residential, schools and hospitals are required to clearly identify any likely adverse noise impacts on the sensitive receptors that are intended to use or occupy the development from existing nearby sources of noise. • Development proposals for noise generating uses including commercial and industrial land uses, sports and leisure facilities, and places of entertainment, are required to clearly identify any likely adverse noise impacts arising from the proposed development on existing nearby sensitive receptors, including the natural environment. • Tranquil areas within the District are to be protected from unacceptable levels of noise as a result of development and noisy activities • Planning applications will not be supported where there will be an unacceptable adverse effect on sensitive receptors which cannot be adequately prevented, avoided, and/or mitigated. • The impact is major positive.
SO8	GREEN & BLUE					• The policy will minimise the impacts of noise pollution on the wider natural environment, thereby contributing to nature recovery.

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE11 Policy: Noise Pollution
		S	M	L	Overall	Commentary
	INFRASTRUCTURE					• The impact is minor positive.
SO9	BIODIVERSITY					• Noise pollution has an enormous environmental impact, which can result in serious damage to wildlife. • Noise pollution can interfere with the breeding cycles and rearing of some wildlife species which will hasten their extinction. • The policy ensures that development proposals that have potential to generate unacceptable levels of noise are situated away from sensitive receptors such as areas with specific habitats and species, which is expected to positively impact the quality and quantum of habitats and species population. • The impact is minor positive.
SO10	LANDSCAPE & TOWNSCAPE					• The policy will ensure that nationally designated landscapes are protected from unacceptable levels of noise as a result of development. • The impact is major positive.
SO11	HISTORIC & CULTURAL HERITAGE					• The policy will ensure that designated nature conservation sites are protected from unacceptable levels of noise as a result of development. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.
SO14	HOUSING					• No significant impact.
SO15	HEALTH & WELLBEING					• Positive outcomes are expected on ill health and wellbeing as exposure to unacceptable levels of noise will be minimised through the policy. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• Minimising exposure to unacceptable levels of noise, can further enhance quality of life and place. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No:NE11 Policy: Noise Pollution
		S	M	L	Overall	Commentary
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

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

COMMENTARY:	
Duration/Reversibility	For the major and minor positive effects, the effects will remain positive over all timeframes during the plan period and will take effect on adoption of the policy.
Mitigation Measures	• Planning applications will be required to include a Noise Impact Assessment where consideration under (2) and (3) in the policy, which indicates the potential for Observed Adverse Effect Levels of noise. The Assessment must be undertaken by a suitably qualified person and consider the relationship in detail. • Where evidence of an Observed Adverse Effect Level noise impact exists, applicants are required to demonstrate how the proposed development will be designed and implemented in order to meet the criteria set out in the policy. • Where there will be an unacceptable adverse effect on sensitive receptors which cannot be adequately prevented, avoided, and/or mitigated, planning applications will be not be supported. Planning conditions will be used to ensure that mitigation measures are satisfactorily implemented. • Impacts could also be mitigated through the implementation of specific Local Plan policies in relation to the Natural Environment, Historic Environment and Spatial Strategy.
Cumulative Impacts	The cumulative effect is likely to be positive for minimising unacceptable levels of noise from development, whilst ensuring that appropriate mitigation and acoustic measures are addressed and incorporated into the design of development proposals at an early stage, so as not to harm the natural environment or residential amenity minimising noise pollution by providing a buffer between noise sources and residents.

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

NE12 Air Quality

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE12 Policy: Air Quality
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The policy requires development proposals to minimise any air quality impacts, both during the construction process and lifetime of the proposed development, which is likely to minimise or reduce greenhouse gas emissions, and positively impact climate change mitigation. • The impact is minor positive.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• No significant impact.
SO4	WATER RESOURCES & QUALITY					• No significant impact.
SO5	SOIL, LAND & MINERALS					• No significant impact.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• Air quality is generally good and at present there are no Air Quality Management Areas (AQMAs) within the District, however, air quality issues have the potential to arise from developments that may generate significant levels of traffic, introduce a new source of air pollution or expose people to existing sources of air pollution. • The policy requires development proposals to improve air quality and reduce the effects of poor air quality, ensuring compliance with the objectives set out in the latest Air Quality Strategy for England, in place at the time of the application, the Air Quality and Emissions Mitigation Guidance for Sussex and/or any subsequent local air quality objectives. • Development proposals should not be located where they would be at unacceptable risk from, or be adversely affected by existing sources of odour, dust and /or other forms of air pollution. • Development proposals are required to minimise any air quality impacts, including cumulative impacts from extant developments, both during the construction process and lifetime of the proposed development, either through the design of the development or, where this is not possible or sufficient, through appropriate mitigation measures. • The policy is expected to positively impact air pollution.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE12 Policy: Air Quality
		S	M	L	Overall	Commentary
						• The impact is major positive.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development proposals will only be supported where they do not result in significant adverse effects on sensitive receptors, including areas of habitats and species from any sources of emissions, and this is likely to contribute towards nature recovery. • The impact is therefore minor positive.
SO9	BIODIVERSITY					• Development proposals will only be supported where they do not result in significant adverse effects on sensitive receptors, including areas of habitats and species from any sources of emissions, and this could have benefits for conserving and enhancing the District's biodiversity resource. • The impact is minor positive
SO10	LANDSCAPE & TOWNSCAPE					• Development proposals will only be supported where they do not result in significant adverse effects on sensitive receptors, including nationally designated landscapes from any sources of emissions and this is likely to contribute to the conservation and enhancement of the district's landscape character. • The impact is minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• Development proposals will only be supported where they do not result in significant adverse effects on sensitive receptors, including the heritage assets, from any sources of emissions and this is likely to contribute to the conservation and enhancement of the historic environment. • The impact is minor positive.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• Development proposals will only be supported where they do not result in significant adverse effects on sensitive receptors including human health and minimise air quality impacts during the lifetime of the development. • The policy is likely to have a positive effect in encouraging development that minimises the use of the private car and encourage sustainable and active forms of travel. • The impact is minor positive.
SO14	HOUSING					• No significant impact.
SO15	HEALTH & WELLBEING					• Development proposals will only be supported where they do not result in significant adverse effects on sensitive receptors including human health and minimise air quality impacts during

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE12 Policy: Air Quality
		S	M	L	Overall	Commentary
						the lifetime of the development, and this is expected to positively impact the health and wellbeing of local residents. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• By preventing any potential significant adverse impacts on sensitive receptors, including human health, the policy could further enhance quality of life. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No: NE12	Policy: Air Quality																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/ Reversibility	The effects of the policy will remain positive over all timeframes during the plan period as the policy will be effective on adoption of the Plan.
Mitigation Measures	• Development proposals should seek to improve air quality and reduce the effects of poor air quality, ensuring compliance with the objectives set out in the latest Air Quality Strategy for England, in place at the time of the application, the Air Quality and Emissions Mitigation Guidance for Sussex and/or any subsequent local air quality objectives. • Development proposals are required to include a detailed Air Quality Assessment all assessments are expected to be prepared in accordance with guidance provided by Environmental Protection UK and the Institute of Air Quality Management: 'Land-Use Planning & Development Control: Planning For Air Quality' (2017). • Mitigation measures on a scheme will be secured through planning condition and / or planning obligation depending on the scale and nature of the development and its associated impacts on air quality. • Impact could also be mitigated further through the implementation of specific Local Plan policies in relation to Climate Change, Natural Environment, Historic Environment, Infrastructure and the Spatial Strategy.
Cumulative Impacts	Although air quality is generally good and there are currently no AQMAs in the District, the cumulative effect is likely to be positive for improving air quality and reducing the effects of poor air quality as a result of development and other related activities. The policy will contribute to and enhance

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

NE13 Water Environment and Water Infrastructure

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE13 Policy: Water Environment and Water Infrastructure
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• No significant impact.
SO2	CLIMATE CHANGE ADAPTATION					• The policy seeks to minimise the impact on water resources to provide resilience against the impacts of climate change including security of water supply. • Development proposals must demonstrate that there is adequate existing water supply infrastructure (foul and surface drainage as well as drinking water provision) to serve the development over its lifetime. • The impact is minor positive.
SO3	FLOOD RISK					• No significant impact.
SO4	WATER RESOURCES & QUALITY					• Wealden District is located in an area of serious water stress and therefore development must be planned to minimise its impact on water resources and water quality and to provide resilience against the impacts of climate change including security of water supply. • The policy aims to protect and sustainably manage the water environment in Wealden. • Development is required to demonstrate that it would not result in an unacceptable risk to, or adversely affect, the quality, quantity, levels and ecology of surface water and groundwater resources within the District, including reservoirs • Development proposals are required to account for possible groundwater contamination in Source Protection Zones (SPZs) as well as demonstrate that adequate safeguards against possible contamination of groundwater supplies or aquifers can be agreed, implemented and maintained. • New development adjacent to watercourses is expected to seek to restore rivers to their natural state, including through de-culverting piped watercourses, where possible. • Development adjacent to, over or in a watercourse is expected to take into account the Water Framework Directive requirements and opportunities outlined in the South East River Basin Management Plan. • Development proposals are required to demonstrate that there is adequate existing water supply infrastructure (foul and surface drainage as well as drinking water provision) to serve the development over its lifetime. • The policy will minimise any adverse impacts to the quality and quantity of water resources across the District. • The impact is major positive.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE13 Policy: Water Environment and Water Infrastructure
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• No significant impact.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• No significant impact.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy requires new development adjacent to watercourses to seek to restore rivers to their natural state, including through de-culverting piped watercourses, which is expected to protect and enhance blue infrastructure across the District. • Any development adjacent to, over or in a watercourse must take into account the Water Framework Directive requirements and opportunities outlined in the South East River Basin Management Plan, which will also enhance blue infrastructure across the District. • The impact is minor positive.
SO9	BIODIVERSITY					• Potentially polluting development will not be permitted where there is a risk that it will cause harm to sensitive aquatic environments/areas within the District, which will ensure wildlife species and habitats are sustained and enhanced. • The impact is minor positive.
SO10	LANDSCAPE & TOWNSCAPE					• New development adjacent to watercourses is required to restore rivers to their natural state, including through de-culverting piped watercourses, and this is expected to protect and enhance local character. • The impact is minor positive.
SO11	HISTORIC & CULTURAL HERITAGE					• No significant impact.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.
SO14	HOUSING					• Development proposals must demonstrate that there is adequate existing water supply infrastructure (foul and surface drainage as well as drinking water provision) to serve the development over its lifetime. Where provision is inadequate / not available, proposals must set out how the appropriate infrastructure improvements will be completed prior to the

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE13 Policy: Water Environment and Water Infrastructure
		S	M	L	Overall	Commentary
						development's occupation. Any such proposals must be approved by the statutory undertaker. • The impact is likely to be minor positive as it will ensure that new housing is provided with the appropriate infrastructure in relation to water supply and quality. • The impact is minor positive.
SO15	HEALTH & WELLBEING					• Positive outcomes are expected for health and wellbeing as the policy seeks to protect and sustainably manage water resources across the District, which will meet the basic needs of the local population. • By maintaining and enhancing water quality through the policy, water resources will become a desirable amenity and recreational resource for the local population which is also likely to promote healthy lifestyles and wellbeing. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• Maintaining and enhancing water quality through the policy can also enhance quality of life. • The impact is minor positive.
SO17	SOCIAL DEPRIVATION					• No significant impact.
SO18	ECONOMY & EMPLOYMENT					• Development proposals must demonstrate that there is adequate existing water supply infrastructure (foul and surface drainage as well as drinking water provision) to serve the development over its lifetime. Where provision is inadequate / not available, proposals must set out how the appropriate infrastructure improvements will be completed prior to the development's occupation. Any such proposals must be approved by the statutory undertaker. • The impact is likely to be minor positive as it will ensure that new development provides the appropriate infrastructure in relation to water supply and quality. • The impact is minor positive.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

SUMMARY OF RESULTS	Policy No: NE13				Policy: Water Environment and Water Infrastructure															
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	For the major and minor positive effects, the effects will remain positive over all timeframes during the plan period.
Mitigation Measures	• Applicants must have due regard to the Environment Agency's Groundwater Protection guides in relation to potentially hazardous development proposed within a Source Protection Zones (SPZs) or within 50m of a private water supply. • Proposals will only be supported where it can be demonstrated that adequate safeguards against possible contamination of groundwater supplies or aquifers can be agreed, implemented and maintained. • Any development adjacent to, over or in a watercourse needs to take into account the Water Framework Directive requirements and opportunities outlined in the South East River Basin Management Plan. • Work beneath the water table will not be permitted unless there is a comprehensive ground water management scheme agreed for the construction, operation, restoration, and ongoing management of the proposal. • Where water infrastructure provision is inadequate / not available, proposals must set out how the appropriate infrastructure improvements will be completed prior to the development's occupation. Any such proposals must be approved by the statutory undertaker. • Development should connect to a public sewage treatment works. If this is not feasible, proposals should be supported by sufficient information to understand the potential implications for the water environment. • The necessary infrastructure provision will be secured through planning conditions and / or obligations.

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

NE14 Contaminated Land and Land Stability

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE14 Policy: Contaminated Land and Land Stability
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• No significant impact.
SO2	CLIMATE CHANGE ADAPTATION					• No significant impact.
SO3	FLOOD RISK					• No significant impact.
SO4	WATER RESOURCES & QUALITY					• The policy prevents land contamination and promotes the remediation of contaminated land, and this is likely to minimise inappropriate risk to the waterbodies, including groundwater and aquifers across the District. • The policy requires development proposals to account for possible groundwater contamination in Source Protection Zones (SPZs) as well as demonstrate that adequate safeguards against possible contamination of groundwater can be agreed, implemented and maintained, which is likely to protect and improve water quality. • Development proposals are required to establish the full nature and extent of land contamination/instability that may adversely impact sensitive receptors, including water resources, via submitting an appropriate Site Risk Assessments at an early stage. • The policy is likely to prevent water pollution via surface water run-off and ensure improvements to water quality. • The impact is minor positive.
SO5	SOIL, LAND & MINERALS					• The policy prevents land contamination and promotes the remediation of contaminated land. • Where land contamination/instability is known or suspected, or the site is within the vicinity of contaminated/unstable land, proposals are required to submit appropriate Site Risk Assessments, which establish the full nature and extent of any land contamination/instability that may adversely affect sensitive receptors, both on-site and in the surrounding area. • The policy also requires that where evidence of contamination is identified, an Options Appraisal and Remediation Strategy is submitted and agreed with the Council and must demonstrate that the land is to be made safe for its intended purpose. • If suitable remediation cannot be provided, or the relevant reports indicate that there will be an unacceptable adverse impact on sensitive receptors, which cannot be adequately prevented, avoided, and/or mitigated, planning permission will be refused. • The policy will prevent land contamination and promote the remediation of contaminated land as well as protect and enhance valued soils.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE14 Policy: Contaminated Land and Land Stability
		S	M	L	Overall	Commentary
						• The impact is therefore major positive.
SO6	WASTE					• No significant impact.
SO7	POLLUTION					• No significant impact.
SO8	GREEN & BLUE INFRASTRUCTURE					• The policy prevents land contamination and promote the remediation of contaminated land, will ensure the natural environment is protected from pollution which will contribute positively to nature recovery. • The impact is minor positive.
SO9	BIODIVERSITY					• The policy prevents land contamination and promote the remediation of contaminated land, which will ensure that species and habitats are protected from pollution. • The impact is minor positive.
SO10	LANDSCAPE & TOWNSCAPE					• No significant impact.
SO11	HISTORIC & CULTURAL HERITAGE					• No significant impact.
SO12	DIGITAL INFRASTRUCTURE					• No significant impact.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• No significant impact.
SO14	HOUSING					• No significant impact.
SO15	HEALTH & WELLBEING					• The policy prevents land contamination and promote the remediation of contaminated land, which will ensure that the health and wellbeing of future users of the site as well as neighbouring users or the surrounding area is not negatively impacted. • The impact is minor positive.
SO16	QUALITY OF LIFE & PLACE					• No significant impact.
SO17	SOCIAL DEPRIVATION					• No significant impact.

SUSTAINABILITY OBJECTIVE		Effects				Policy No: NE14 Policy: Contaminated Land and Land Stability
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• No significant impact.
SO19	TOWN & VILLAGE CENTRES					• No significant impact.
SO20	EDUCATION & SKILLS					• No significant impact.

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

COMMENTARY:	
Duration/Reversibility	For the major and minor positive effects, the effects will remain positive over all timeframes during the plan period and is likely to be effective on adoption of the policy.
Mitigation Measures	• Proposals on sites where land contamination/instability is known or suspected, or the site is within the vicinity of contaminated/unstable land, are required to submit appropriate Site Risk Assessments, which establish the full nature and extent of any land contamination/instability that may adversely affect sensitive receptors[1], both on-site and in the surrounding area. • Where evidence of contamination is identified, an Options Appraisal and Remediation Strategy are required to be submitted and agreed with the Council, and it must be demonstrated that the land is to be made safe for its intended purpose, in accordance with the requirements set out in the policy. • If suitable remediation cannot be provided, or the relevant reports indicate that there will be an unacceptable adverse impact on sensitive receptors, which cannot be adequately prevented, avoided, and/or mitigated, planning permission will be refused.

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

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