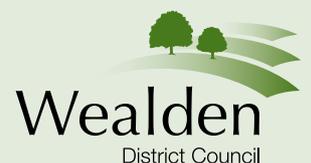


Wealden Local Plan

Sustainability Appraisal - Addendum - 2019



Submission
Document



January 2019

How to Contact Us

Planning Policy

Wealden District Council

Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX

Telephone 01892 602008

E-mail: ldf@wealden.gov.uk

Website: www.wealden.gov.uk

Office hours Monday, Tuesday, Thursday, Friday 8.30am to 5.00pm and Wednesday 9.00am to 5.00pm

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Contents

1. Introduction.....	2
Sustainability Appraisal Report March 2017 Background	2
Sustainability Appraisal Report August 2018 Background	2
Content of this Sustainability Appraisal Report	3
2. Consideration of higher housing numbers over the Plan Period 2013-2028.....	4
Sustainability Appraisal of new Growth Scenario O	6
Sustainability Appraisal of new Growth Scenario P	13
Reasons for selecting/rejecting new Growth Scenarios O and P	21

1. Introduction

1.1 This document forms part of the Sustainability Appraisal (SA) Report for the Wealden Local Plan (2019), together with the Submission Wealden Local Plan Sustainability Appraisal Report March 2017 (SA Report March 2017) and the Wealden Local Plan Sustainability Appraisal Report August 2018 (SA Report August 2018). Where appropriate, reference is made to the individual SA Reports.

1.2 Since the publication of the Proposed Submission Wealden Local Plan (August 2018) there has been an update of minor modifications¹ and therefore, for the purposes of the sustainability appraisal of the Wealden Local Plan (January 2019) any reference to the Wealden Local Plan (2018) is relevant to the January 2019 Plan.

1.3 To clarify and for certainty, this report together with the SA Report March 2017 and SA Report August 2018, as well as the Sustainability Appraisal Report for the Wealden Local Plan Issues, Options and Recommendations (2015), form the Sustainability Appraisal Report and the Environmental Report for the purposes of Section 19 of the Planning and Compulsory Purchase Act 2004; The Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC.

Sustainability Appraisal Report March 2017 Background

1.4 The SA March 2017 covers the period of Plan development from the consultation on the Issues, Options and Recommendations (October 2015) which in itself was accompanied by a Sustainability Appraisal Report. This includes the reasonable alternatives considered prior to the publication, and at the publication, of the draft Wealden Local Plan for Full Council in March 2017.

Sustainability Appraisal Report August 2018 Background

1.5 The SA Report August 2018 covers the period of Plan development from the publication of the Draft Wealden Local Plan for Full Council in March 2017 up to the consultation on the Proposed Submission Wealden Local Plan (August 2018). This document identifies changes to the March 2017 Plan, the reasons for those changes and an appraisal against the 18 Sustainability Appraisal Objectives of policies that have been subject to a material change in policy. Subsequent to this report, a number of minor modifications have been made to the Proposed Submission Wealden Local Plan (August 2018). These modifications are not material to the Submission Local Plan and have not been subject to a separate sustainability appraisal and the Sustainability Appraisal Report for the Proposed Submission Wealden Local Plan (August 2018) forms part of the Sustainability Appraisal Report of the Wealden Local Plan (January 2019).

¹ Minor modifications include typographical and non- material changes to the Proposed Submission Wealden Local Plan

Content of this Sustainability Appraisal Report

1.6 This document will not duplicate the chapters and text of the SA Reports March 2017 and August 2018 and will focus upon the appraisal of the consideration of higher housing figures (than the Proposed Submission Wealden Local Plan August 2018) and the Wealden Local Plan January 2019 over the Plan Period 2013-2028.

2. Consideration of higher housing numbers over the Plan Period 2013-2028

2.1 The SAR August 2018 identified that options above scenario N² are not considered reasonable alternatives (reference) and therefore it is not necessary to test higher housing scenarios within the SAR. However, for completeness two additional housing growth scenarios have been considered and appraised:

- Scenario O (2013 – 2028): 21,279 dwellings (not including completions of 2054 from January 2013 to June 2016). Equals 23,333 dwellings including completions or 1,556 dwellings per annum.
- Scenario P (2013 – 2028): Housing growth in the north of the District in addition to that identified in Scenario N totalling 18,828 dwellings or 1,255 dwellings per annum.

2.2 New growth Scenario O is based on the housing growth figure from Scenario C³ but over the shorter plan period 2013 – 2028. Scenario C was based on a longer Plan period of 2013 – 2037. Scenario O equates to the delivery of 1,555 dwellings per annum.

2.3 Scenario P spans the same Plan period of 2013 – 2028 and is based on a combination of the housing growth figure and distribution under Scenario N (14,228 dwellings) with the housing figures/distribution for East Hoathly and Horam that were considered under Scenario C, as well as the potential number of dwellings that could be delivered on suitable, available and achievable sites within Uckfield and Crowborough⁴. Please see Chapter 6 of the SA Report August 2018 for the assessment of Scenario N⁵.

2.4 For clarification, the housing figures for East Hoathly and Horam in the Table below are in addition to those attributed to those settlements within Scenario N.

2.5 These settlements are considered the most sustainable within the north of the District as per the settlement hierarchy, hence their selection for consideration. Windfall allowances are already factored into Scenario N for the north of the District for less sustainable or unsustainable settlements.

2.6 The figures for Scenario P breakdown as follows:

Scenario	Settlement	Housing Numbers
Growth Scenario N (2018)	N/A	14,228
Growth Scenario C (2017)	East Hoathly	761

² Scenario N equates to 14,228 dwellings and is contained within the Wealden Local Plan (January 2019)

³ See the original appraisal of this within Chapter 5 of the SA Report – March 2017, pages 99 -111

⁴ As determined through the SHELAA for years 1-10

⁵ Paragraphs 6.12 – 6.13; Table 30 page 118 and Table 31 page 123

Growth Scenario C (2017)	Horam	796
Suitable Sites (SHELAA)	Uckfield	1,375
Suitable Sites (SHELAA)	Crowborough	1,668
Total		
		18,828 (1,255 per annum)

2.7 The sustainability appraisals of new Growth Scenarios O and P are presented in the following tables; together with the reasons for either their selection or rejection.

Sustainability Appraisal of new Growth Scenario O

SA Objective	Effect	Commentary
1. To protect and enhance biodiversity and geodiversity within the District	-/?	<p>This development would create more trips on roads relevant to Ashdown Forest SAC and Lewes Downs SAC beyond that identified in Scenario N. Owing to the fact that it is considered, by the competent authority, that Scenario N will have an adverse effect on Ashdown Forest SAC and Lewes Downs SAC, then development under this Scenario would also have an adverse impact on the integrity of the Ashdown Forest SAC and Lewes Downs SAC. Mitigation would be required to avoid the impact on Ashdown Forest SAC and Lewes Downs SAC.</p> <p>Owing to the fact that it is considered that the mitigation package for Scenario N is effective, it cannot be proven that additional measures would be able to avoid further air quality emissions. Therefore, it cannot be concluded that there would be no adverse effect from development. The impact of development on Pevensy Levels SAC alone, and in combination, has not been considered and therefore the impact is unknown in terms of air quality.</p> <p>Additional development will require mitigation in relation to hydrological impacts on Pevensy Levels Ramsar site and SAC. The impacts upon the Ashdown Forest SPA would also require mitigation, similar to that for Scenario N.</p> <p>Development in addition to Scenario N will be greenfield development and if not suitably mitigated, has the potential to have an impact upon biodiversity. Overall, this level of housing will have both a negative effect that cannot be mitigated and require mitigation.</p>
2. Conserve and enhance the District's	-/?	This Scenario would have a significant adverse impact on the rural

SA Objective	Effect	Commentary
<p>countryside, landscape, historic environments and cultural assets</p>		<p>character of the District as it relies upon the development of greenfield land currently within the countryside, on the edge of existing towns and villages that would be out of keeping in terms of scale and massing, with many rural contexts of those settlements. This impact relates to the significant development around villages and towns, as well as the development of 600 dwellings at Berwick Station, which is significantly greater proportionally to the current settlement and development around Hailsham which would urbanise areas that are currently far removed from existing settlements.</p> <p>In terms of landscape, this Scenario would result in significant development to the west of Hailsham, west of Polegate, south of Hailsham and at Berwick Station, all of which would have the potential to adversely impact on the setting of the South Downs National Park, owing to the current undeveloped nature of the areas within view of the South Downs National Park. In addition to this, significant transport infrastructure would be required, including a link road at the West of Hailsham. It is also likely that a grade-separated junction would be required at Cophall Roundabout. This has the potential to have a further adverse impact on the setting of the South Downs National Park, without mitigation.</p> <p>Development would also be located within the High Weald AONB under this Scenario and would have the potential to impact upon the natural beauty of the AONB, including affecting the historic landscape. There are a number of listed buildings, two scheduled ancient monuments, a historic park and garden that may be impacted by development proposed under this Scenario, and whether the objective can be met will be dependent on the implementation of any development.</p> <p>Mitigation measures may be possible, but due to the shorter plan period, this cannot be guaranteed for this level of housing growth.</p>

SA Objective	Effect	Commentary
3. Where appropriate enhance and provide access to the District's countryside, landscape, historic environments and cultural assets for residents and visitors	?	This Scenario would urbanise the countryside and in that respect provide access to the countryside and landscape, however these assets would not be enhanced. Whilst the development under this Scenario would change the character of the area, owing to the general landscape character it will not have an overall impact in terms of accessibility. Development would not necessarily have the potential to enhance and provide access to historic environments and cultural assets.
4. Improve the quality of the built environment	?	This would be dependent on the implementation of development in line with other relevant Plan policies such as those on design.
5. To maintain and improve the water quality of the District's rivers and groundwater, and to achieve sustainable water resources management	?	The river quality within Wealden is generally moderate to poor, with no waterbody achieving good ecological status. The development under this Scenario has the potential to help either improve or further reduce the ecological status of rivers and other waterbodies in the District, depending on how any development is implemented in line with other relevant Plan policies, such as those on water quality and SuDS. This Scenario would have the greatest need of, and place the greatest pressure on, water resources to accommodate the growth over the Plan period; however, these matters are dealt with through other Plan policies.
6. Manage natural resources sustainably, minimising waste and maximise the re-use of materials, recycling and composting	?	This Scenario is unlikely to have a direct effect on this SA Objective. However, through the design of development, its implementation and construction, there may be opportunities to re-use materials, recycle and minimise waste.
7. Reduce the risk of flooding and the resulting damage to public wellbeing, the economy and the environment.	?	The consideration of site-specific flood risk and in particular fluvial, tidal, groundwater and surface water are dealt with in site-specific sustainability appraisals. However, a site specific sequential test for fluvial and tidal flooding has been undertaken and this Scenario does not require the exceptions test; however, allocation specific policies are required to ensure

SA Objective	Effect	Commentary
		that the on-site sequential test is met. Mitigation will be required for ground water and surface water flood risk in this scenario.
8. Reduce air pollution and ensure local air quality continues to improve; promote energy efficiency measures and encourage the use of renewable energy	?/-	<p>Any amount of housing or employment growth is expected to result in the potential for some degree of increase in air pollution because of the construction phase and the use of energy within the finished development. However, the increase from construction is likely to be short to medium term and with design policies concerned with encouraging buildings and spaces to be oriented to maximise solar gain and encourage passive heating/cooling energy, the promotion of energy efficiency will be dependent on the design of the development. In the absence of the ability to require the installation of on site renewable energy, it will be down to the design of schemes to promote energy efficiency, rather than the overall number of houses.</p> <p>In certain locations under this Scenario, development is situated close to wastewater treatment works (Hailsham North, Hailsham South and Berwick Station) and therefore it will be necessary to consider the impact of odour nuisance on new residents and mitigation measures at source may be required.</p>
9. Ensure the best use of previously developed land and existing buildings	-	This Scenario makes the best use of previously developed land that has been submitted through the SHEELA. However, a significant amount of growth would be on greenfield land and therefore move away from the achievement of this SA Objective.
10. Achieve a pattern of development which minimises journey lengths and encourages the use of more sustainable transports modes (walking, cycling and public transport	?/-	This Scenario would help minimise journey lengths by placing the majority of development within areas that can access the towns with facilities within the District and in particular Hailsham and Heathfield. It would also place development within areas that have good public transport links to higher order towns such as Eastbourne, which includes Stone Cross, Hailsham

SA Objective	Effect	Commentary
		and Polegate & Willingdon. However, significant growth would also occur in villages that have, for Wealden District, relatively poor public transport provision that are limited in destination, frequency and the time of day, which the service runs.
11. Mitigate the causes and adapt to the effects of climate change through reducing emissions of greenhouse gases and promoting appropriate design measures in development	?	This will be dependent on the implementation of development including design policies. Consideration will be required as to mitigation requirements for ground water/surface water flood risk.
12. Improve access to services; facilities; the countryside and open spaces	?/-	<p>This Scenario would place significant new development within areas that are close to, and have good access to, settlements that provide services and facilities including public transport links to higher order towns such as Eastbourne. This includes Hailsham, Polegate & Willingdon, Stone Cross and Heathfield, Uckfield and Crowborough. Whether access to services; facilities; the countryside and open spaces is improved however will depend on the implementation of development alongside policies on infrastructure and facilities/services provision as well as countryside and open space policies. However, significant growth would also occur in villages that have, for Wealden District, relatively poor public transport provision with services that are limited in destination, frequency and the time of day, which the service runs.</p> <p>The sheer level of housing provision under this Scenario could assist in the retention and enhancement of local facilities through the increases in population it will facilitate/meet and the investment that it will attract. However, the full effect will be dependent on the implementation of development schemes in conjunction with other Plan policies, such as those on infrastructure and individual settlement/site allocation policies concerned with community facilities, shopping areas and services.</p>

SA Objective	Effect	Commentary
13. Ensure everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	+/?	<p>This Scenario would provide significant new housing that would go towards meeting the objective of increasing housing to meet housing demand/need. However, it is questioned whether the amount of growth within a relatively small area and a short timeframe would be delivered by the market. Considering the results of the Wealden Local Plan Transport Study 2018, it is not conclusive that transport measures will be available to mitigate the impact of development. If it is considered that transport improvements could prevent a severe impact upon junctions, significant investment would be required and interventions would need to be delivered; the ability of which is yet unknown but unlikely.</p> <p>Whether any housing is sustainably constructed or affordable will be dependent on the implementation of policy (affordable housing policy and design assessed elsewhere in the SA).</p>
14. Improve the level of skills, education and training amongst the population and develop a skilled workforce to support long term economic competitiveness	?	This Scenario is unlikely to have a direct effect on this SA Objective; however, the provision of development has the potential, through the creation of local jobs in construction, to improve skills.
15. Facilitate improved health and wellbeing of the population including enabling people to stay independent and reducing inequalities in health	?	Development and resulting green infrastructure, if provided, has the potential to provide facilities to help improve health. However, development is not meant to meet any existing deficit and therefore will not necessarily meet the objective for existing residents. New housing, if provided to meet standards for accessibility, would assist in residents in staying independent.
16. Create vibrant, active, inclusive and open minded communities and reduce poverty and social exclusion for all sectors of the community	+	The provision of housing within this Scenario has the greatest opportunity to provide for affordable housing and create inclusive communities for all sectors of the community. Provision of suitable affordable housing at a rent lower than that in the private market may assist low-income families to reduce poverty.
17. Create new employment opportunities	+/?	This Scenario assists in meeting the objective by providing development in

SA Objective	Effect	Commentary
and improve access to jobs through facilitating appropriate development opportunities to meet the needs of the economy including support for small and local businesses		areas where there is already a jobs market and allocated employment land. The potential dependence of development on a grade-separated junction at Cophall Roundabout, with the potential for a parkway station (if required owing to amount of new users to Polegate Train Station) would be of significant benefit to the economy and in supporting local businesses. Having said this, funding has not been secured for the off line A27 or parkway station and there are issues with regards to the impact upon the South Downs National Park and potential other environmental constraints for both options that may affect the delivery of such strategic infrastructure in the plan period.
18. Diversify and strengthen the local economy through stimulating the regeneration of town centres, enhancing the Districts rural economy, increasing the vitality of the Districts villages and promoting sustainable tourism	+/?	This Scenario would see significant growth within Hailsham, which would help regenerate the Town Centre, as long as links to the Town Centre were strong, and it was seen as being less attractive to drive to Eastbourne (owing to the proximity of the A271/ A22 to development). Development on this scale would not have an impact on Polegate. Development within Heathfield would help to strengthen this already vibrant area as well as the high street at Wadhurst.

Sustainability Appraisal of new Growth Scenario P

SA Objective	Effect	Commentary
<p>1. To protect and enhance biodiversity and geodiversity within the District</p>	<p>-/?</p>	<p>This development would create more trips on roads relevant to Ashdown Forest SAC and Lewes Downs SAC beyond that identified in Scenario N and potentially Scenario O. Development within and around East Hoathly and Horam makes significant contributions to nitrogen deposition on the Forest in relation to the A22 and A26, as well as some minor roads. The MSOA within which East Hoathly is located is one of the highest contributors to the A22. In terms of the A22, the contribution from development in and around Uckfield is one of the highest within the District and in terms of the A26; Crowborough contributes the highest level of traffic contributions. Owing to the fact that it is considered, by the competent authority, that Scenario N will have an adverse effect on Ashdown Forest SAC and Lewes Downs SAC, then development under this Scenario would also have an adverse impact on the integrity of the Ashdown Forest SAC and Lewes Downs SAC. Mitigation would be required to avoid the impact on Ashdown Forest SAC and Lewes Downs SAC. It is considered that the mitigation package for Scenario N is effective, but it cannot be proven that additional measures would be able to avoid further air quality emissions. Therefore, it cannot be concluded that there would be no adverse effect from development.</p> <p>The impact of development on Pevensey Levels SAC alone, and in combination, has not been considered and therefore the impact is unknown in terms of air quality, but development in the north of the District is less likely to increase trips across Pevensey Levels SAC. Additional development will require mitigation in relation to hydrological impacts on Pevensey Levels Ramsar site and SAC similar to that of Scenario N. The impacts upon the Ashdown Forest SPA would require mitigation, to a greater extent than for Scenario N. This would require at least an additional</p>

SA Objective	Effect	Commentary
		<p>Suitable Alternative Natural Greenspace (SANG) and an appropriate assessment would be required to determine whether the Strategic Access Management and Monitoring (SAMM) would be sufficient to effectively mitigate development in terms of recreational pressure.</p> <p>Development in addition to Scenario N will be greenfield development and if not suitably mitigated has the potential to have an impact upon biodiversity. Overall this level of housing will both have a negative effect that cannot be mitigated and require mitigation.</p>
<p>2. Conserve and enhance the District's countryside, landscape, historic environments and cultural assets</p>	<p>?/-</p>	<p>Whilst this Scenario would continue to seek to direct the majority of development away from the High Weald AONB, the significant level of housing it proposes and the distribution (as per Scenario N) would inevitably lead to more pressure for development within the AONB landscape. There would also be a likely adverse effect on the District's countryside overall, as well as other landscapes, including the Low Weald and High Weald. The landscape/countryside around East Hoathly is considered to make a major contribution to the landscape setting of the settlement because of the largescale patchwork of arable and pastoral fields, intervisibility with the historic buildings within the village core and presence of Ancient Woodland. Similarly, the landscape/countryside around Horam is considered to have low to moderate capacity for development, depending on the location within/around the settlement, because of the presence of Ancient Woodland, mature native field trees and stream corridors but also some landscape detractors such as sand schools and equestrian development. Some parts are also exposed in views to the AONB.</p> <p>Further large-scale development at Uckfield and Crowborough under this Scenario would involve incursion into the adjoining countryside and landscape and is likely to have a significant effect on the historic and</p>

SA Objective	Effect	Commentary
		<p>attractive landscape/countryside that surrounds the towns. Surrounding Uckfield are pockets of historic landscape within the setting of the town, comprising small-scale fields with intact field boundaries and historic field patterns, as well as historic parkland associated with Buxted Park and relatively large areas of Ancient Woodland. Surrounding Crowborough is a patchwork of small-scale historic fields, which often adjoin the settlement edge and are interspersed with large areas of Ancient Woodland, which contribute to the historic landscape value and character around Crowborough. There are however several landscape detractors affecting Crowborough, including buildings at Crowborough Army Camp to the south of Crowborough Warren; buildings associated with the campsite and pumping station at the northern edge of the town, close to Luxford Farm, and industrial and commercial buildings at Jarvis Brook industrial estate</p> <p>Development on this scale would erode the countryside character and this would move away from the SA Objective. Mitigation measures may be possible and some impacts would be dependent on the implementation of any development alongside other Local Plan policies, however the sheer number of houses under this scenario would inevitably lead to some degree of negative effect on this SA Objective.</p>
<p>3. Where appropriate enhance and provide access to the District's countryside, landscape, historic environments and cultural assets for residents and visitors</p>	<p>?</p>	<p>This Scenario would urbanise the countryside and in that respect provide access to the countryside and landscape, however these assets would not be enhanced. Whilst the development under this Scenario would change the character of the area, owing to the general landscape character it will not have an overall impact in terms of accessibility. Development would not necessarily have the potential to enhance and provide access to historic environments and cultural assets.</p>
<p>4. Improve the quality of the built</p>	<p>?</p>	<p>This would be dependent on the implementation of development in line</p>

SA Objective	Effect	Commentary
environment		with other relevant Plan policies such as those on design.
5. To maintain and improve the water quality of the District's rivers and groundwater, and to achieve sustainable water resources management	?	<p>The river quality within Wealden is generally moderate to poor, with no waterbody achieving good ecological status. The development under this Scenario has the potential to help either improve or further reduce the ecological status of rivers and other waterbodies in the District, depending on how any development is implemented in line with other relevant Plan policies, such as those on water quality and SuDS.</p> <p>Placing more development within Uckfield could potentially affect the River Uck and/or the Framfield Stream, which under the Water Framework Directive (WFD) are both, defined as having poor chemical status and moderate ecological status.</p> <p>The Tributary of the Upper Medway at Crowborough flows adjacent to Palesgate Lane in the east and edge of the town and development here would have to ensure the moderate ecological status of the river was not worsened, but ideally enhanced, and a stretch of the Bull River passes through the east of East Hoathly and is currently in good ecological and chemical status.</p> <p>This Scenario would place great pressure on the District's water resources to accommodate the growth over the Plan period; however, these matters are dealt with through other Plan policies.</p>
6. Manage natural resources sustainably, minimising waste and maximise the re-use of materials, recycling and composting	?	This Scenario is unlikely to have a direct effect on this SA Objective. However, through the design of development, its implementation and construction there may be opportunities to re-use materials, recycle and minimise waste.
7. Reduce the risk of flooding and the	?/-	The scale of growth proposed under this Scenario would require

SA Objective	Effect	Commentary
resulting damage to public wellbeing, the economy and the environment.		<p>development in areas of flood risk and the impact in relation to damage to public wellbeing and the economy would be dependent on how development is implemented alongside other plan policies such as those on flood risk. The acceptability of land for development would be subject to the sequential test and any site-specific policies and whilst mitigation measures are likely to be achievable, there may still be some degree of negative effect on this SA Objective.</p> <p>It must be noted that the River Uck flows through Uckfield and has a history of flooding causing damage and disruption. Since the last flood event, alleviation measures have been installed though the centre of Uckfield, which remains a high risk flood area.</p>
8. Reduce air pollution and ensure local air quality continues to improve; promote energy efficiency measures and encourage the use of renewable energy	?	Any amount of housing or employment growth is expected to result in the potential for some degree of increase in air pollution because of the construction phase and the use of energy within the finished development. However, the increase from construction is likely to be short to medium term and with design policies concerned with encouraging buildings and spaces to be oriented to maximise solar gain and encourage passive heating/cooling energy, the promotion of energy efficiency will be dependent on the design of the development. In the absence of the ability to require the installation of on site renewable energy, it will be down to the design of schemes to promote energy efficiency, rather than the overall number of houses.
9. Ensure the best use of previously developed land and existing buildings	+/-	This Scenario makes the best use of previously developed land, however a significant amount of growth would still be on greenfield land and therefore this Scenario would have mixed effects on this SA Objective.
10. Achieve a pattern of development which minimises journey lengths and encourages the use of more sustainable transports	?/-	The impact of this Scenario on this Objective is dependent on how development is implemented in line with other policies in the plan. However, owing to the rural nature of the District and that development is identified in

SA Objective	Effect	Commentary
modes (walking, cycling and public transport)		all areas (albeit in broad allocations), then it will be inevitable that this Scenario will move away from this objective to some degree. However, it will also place development within areas that have good public transport links to higher order towns such as Eastbourne, which includes Stone Cross, Hailsham and Polegate & Willingdon.
11. Mitigate the causes and adapt to the effects of climate change through reducing emissions of greenhouse gases and promoting appropriate design measures in development	?	This will be dependent on the implementation of development including design policies. Consideration will be required as to mitigation requirements for ground water/surface water flood risk.
12. Improve access to services; facilities; the countryside and open spaces	?/-	<p>This Scenario would place new development within areas that are close to, and have good access to, settlements that provide services and facilities including public transport links to higher order towns such as Eastbourne. This includes Hailsham, Polegate & Willingdon, Stone Cross and Heathfield, Uckfield and Crowborough. Whether access to services; facilities; the countryside and open spaces is improved however will depend on the implementation of development alongside policies on infrastructure and facilities/services provision as well as countryside and open space policies. However, significant growth would also occur in villages that have, for Wealden District, relatively poor public transport provision with services that are limited in destination, frequency and the time of day that the service runs.</p> <p>The level of housing provision under this Scenario could assist in the retention and enhancement of local facilities through the increases in population it will facilitate/meet and the investment that it will attract, however the full effect will be dependent on the implementation of development schemes in conjunction with other Plan policies, such as those on infrastructure and individual settlement/site allocation policies</p>

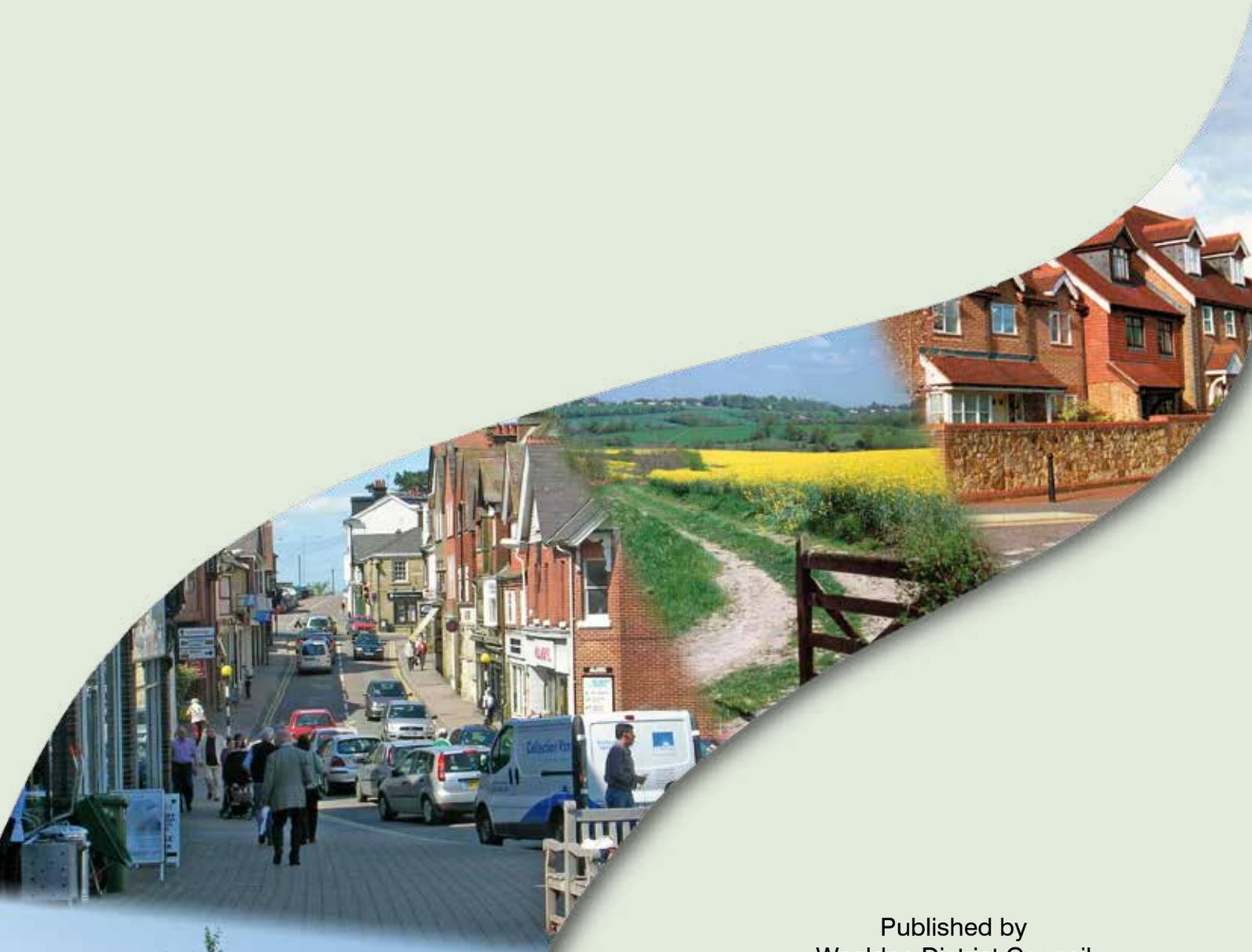
SA Objective	Effect	Commentary
		concerned with community facilities, shopping areas and services.
13. Ensure everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	+/?	This Scenario moves to meet the fully objectively assessed housing need within Wealden District with some overlap with South Downs National Park Authority. However, it is not tested whether development on this scale will have an impact on infrastructure, such as transport, that can be mitigated. Whether it is sustainably constructed or affordable will be dependent on the implementation of policy (affordable housing policy and design assessed elsewhere in the SA).
14. Improve the level of skills, education and training amongst the population and develop a skilled workforce to support long term economic competitiveness	?	This Scenario is unlikely to have a direct effect on this SA Objective; however, the provision of development has the potential, through the creation of local jobs in construction, to improve skills.
15. Facilitate improved health and wellbeing of the population including enabling people to stay independent and reducing inequalities in health	?/-	The delivery of growth may assist health and well-being by increasing housing stock in more remote areas. Depending on the type of housing provided, it could allow downsizing for existing residents and, if the accommodation is suitable, allow for independent living. However, the rural nature of the District means that it is more difficult to provide care to those in housing stock in rural areas owing to the need to travel long distances and the affordability of housing in the area. In addition, the inability to access services and facilities via any other means than a private motor vehicle means that health inequalities may be exacerbated. Therefore, it will not necessarily be the case overall that provision of housing under this scenario would enable people to stay independent and reduce inequalities in health. Having said this the majority of growth is directed to urban areas that do have a number of existing facilities and potential for greater provision.
16. Create vibrant, active, inclusive and open minded communities and reduce	+/-	The provision of housing within this Scenario has a significant opportunity to provide for affordable housing and create inclusive communities for all

SA Objective	Effect	Commentary
poverty and social exclusion for all sectors of the community		<p>sectors of the community. Provision of suitable affordable housing at a rent lower than that in the private market may assist low-income families to reduce poverty.</p> <p>However, the effect on part of this objective concerning vibrant, active, inclusive and open minded communities is dependent on how development is implemented in line with other policies in the plan. In addition, owing to the dependency on private motor vehicles or expensive forms of public transport to access services and facilities, this does not necessarily promote social inclusion and reduce poverty.</p>
17. Create new employment opportunities and improve access to jobs through facilitating appropriate development opportunities to meet the needs of the economy including support for small and local businesses	?/+	The impact of this Scenario on this objective is dependent on how development is implemented in line with other policies in the plan. However, by supplying housing it may increase labour supply, which may assist in meeting the labour requirements for local businesses.
18. Diversify and strengthen the local economy through stimulating the regeneration of town centres, enhancing the Districts rural economy, increasing the vitality of the Districts villages and promoting sustainable tourism	+	This Scenario does potentially increase provision within town and local centres, depending on where development is located.

Reasons for selecting/rejecting new Growth Scenarios O and P

Option	Selected/Rejected	Justification
Scenario O	Rejected	<p>Whilst this Scenario would provide a significant housing boost for the District to meet our own housing need, and some of the unmet need from Eastbourne, it would have unacceptable negative effects on the Ashdown Forest SAC, Lewes Downs SAC and the Pevensey Levels SAC and Ramsar Site. The effects on these protected sites would be of the same, if not greater, magnitude as those for Scenario C (which was rejected under the SA Report March 2017), as the same level of housing would be being delivered but within a much shorter timeframe. Considering the plan period for this Scenario, more NO₂ would be deposited on the Ashdown Forest SAC within a much shorter timeframe, as well as greater pressure being placed on the Pevensey Levels in terms of water quality and hydrological changes from development. It cannot be concluded, with suitable confidence that mitigation measures would be able to address the issues that Scenario O would raise, particularly given the significantly higher housing numbers over a shorter timeframe.</p> <p>Furthermore, this level of housing growth would require significant infrastructure provision over a shorter Plan period in regards to schools, road networks, transport, healthcare, open space, leisure and recreation. It was originally concluded that Scenario C would likely require an off line improvement to the A27, and considering this Scenario would provide the same level of housing growth, but over a much shorter Plan period, it is even more likely that the off line improvement to the A27 would be required. The delivery of this scheme had not been demonstrated for Scenario C and remains undemonstrated; therefore, this Scenario does not meet the soundness test for deliverability.</p> <p>Scenario C was rejected in the original SA Report March 2017 and there is no reasonable argument to select that level of housing growth, over a shorter timeframe, under Scenario O. The issues remain the same as with Scenario C.</p>
Scenario P	Rejected	<p>Whilst this Scenario would provide a significant housing boost for the District, and could be considered a fairer distribution of housing, it would have significant adverse effects on the Ashdown Forest SAC and Lewes Downs SAC. Development within and around East Hoathly</p>

Option	Selected/Rejected	Justification
		<p>and Horam makes significant contributions to nitrogen deposition on the Forest in relation to the A22 and A26, as well as some minor roads.</p> <p>The MSOA within which East Hoathly is located is one of the highest contributors to the A22. Ultimately, under Scenario C, modelling showed that in relation to East Hoathly and Horam, development alone and in combination would adversely affect the integrity of the Ashdown Forest SAC and have a likely significant effect on the Lewes Downs SAC. Furthermore, development in and around East Hoathly would have a likely significant effect on the Pevensey Levels. There is no evidence to suggest any parameters have changed to alter this original conclusion and therefore it remains valid for rejecting Scenario P.</p> <p>Uckfield and Crowborough contribute to nitrogen levels and nitrogen deposition on Ashdown Forest on both the A22 and A26, as well as some of the minor roads crossing the Forest. In terms of the A22, the contribution from development in and around Uckfield is one of the highest within the District and in terms of the A26; Crowborough contributes the highest level of traffic contributions. Placing more housing development within Crowborough and Uckfield, together with development proposed in other settlements and in combination, would have a likely significant effect on the Ashdown Forest SAC and Lewes Downs SAC.</p> <p>It cannot be concluded, with suitable confidence, that mitigation measures would be able to address the issues that Scenario P would raise, particularly given the significantly higher housing numbers over a shorter timeframe.</p> <p>Scenario C as a whole was rejected in the original SA Report March 2017 and there is no reasonable argument to select that level of housing growth, over a shorter timeframe, under Scenario P. The issues remain the same.</p>



Published by
Wealden District Council
Council Offices
Vicarage Lane
Hailsham
East Sussex BN27 2AX
Tel: 01323 443322
Fax: 01323 443333
e-mail: ldf@wealden.gov.uk
Website: www.wealden.gov.uk