

EAST HOATHLY WITH HALLAND NEIGHBOURHOOD PLAN

SUSTAINABILITY APPRAISAL



Version 4

Updated: 26 August 2023

Introduction

1. This Sustainability Appraisal is a supporting paper for the East Hoathly with Halland Neighbourhood Plan (EHHNP). It is not a mandatory requirement but its completion has been recommended by Wealden District Council (WDC).
2. An Application for a Screening Opinion on the Draft NP was submitted to WDC on 25 Oct 2021. WDC (after consultation with Historic England, Environment Agency and Natural England) concluded that a Strategic Environment Assessment (SEA) would not be required for the EHHNP.¹ WDC (after consultation with Natural England) concluded that an Appropriate Assessment would not be required for the EHHNP.²
3. A Sustainability Appraisal is an opportunity to consider ways by which the plan can contribute to improvements in social and economic conditions in addition to the environmental conditions examined by an SEA or Habitat Regulations Appropriate Assessment. It can also be a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. The Sustainability Appraisal will only focus on what is needed to assess the likely significant effects of the plan.
4. The NPPF 2021 Paragraph 7 states: “the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”. Paragraph 8 goes on to specify that to achieve sustainability, three objectives must be met:

“**an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future

¹ WDC SEA Screening Opinion - Feb 2022.

² WDC SEA Screening Opinion - Feb 2022.

needs and support communities 'health, social and cultural well-being;
and

an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.

Context

5. The Parish of East Hoathly with Halland comprises the Village of East Hoathly and the smaller settlement of Halland 2 Km to the West of East Hoathly. The Parish also includes the smaller hamlets of Barham, Davis Town and Graywood. East Hoathly is a village located on the old route of the A22, but now benefits from a bypass opened in 1992. Halland is a small, linear settlement bisected by the A22 and the B2192. The rural hinterland of the Parish is scattered with farmstead developments and associated rural cottages.

6. The Parish is located 6 Km South East of Uckfield and 10 Km North West of Hailsham that are both market towns connected by the A22. It is located in the Low Weald landscape which is between the High Weald Area of Outstanding Natural Beauty (AONB) to the North and the South Downs to the South. Its slightly elevated position affords wide ranging views southwards to the South Downs National Park.

7. The Parish is a rural, largely agricultural landscape with several historic farmsteads.³ The farmland is liberally scattered with woodland much of which is designated as Ancient Woodland and a large network of hedgerows over 50% of which are recorded as Species Rich. There are many large woods, but also many very important Ghyll and Shaw woodlands that are in particular need of protection. The Parish contains many historic field systems and a network of ponds and streams that add to the landscape value of the area.

8. East Hoathly has significant and attractive green approaches. The three roads entering the Village are generally tree lined with green verges and open vistas across pasture and into woodland. This is particularly so on the London Road. Halland also sits in a rural setting with attractive green approaches.

³ Wealden Landscape Study 2014 - The Low Weald Landscape.

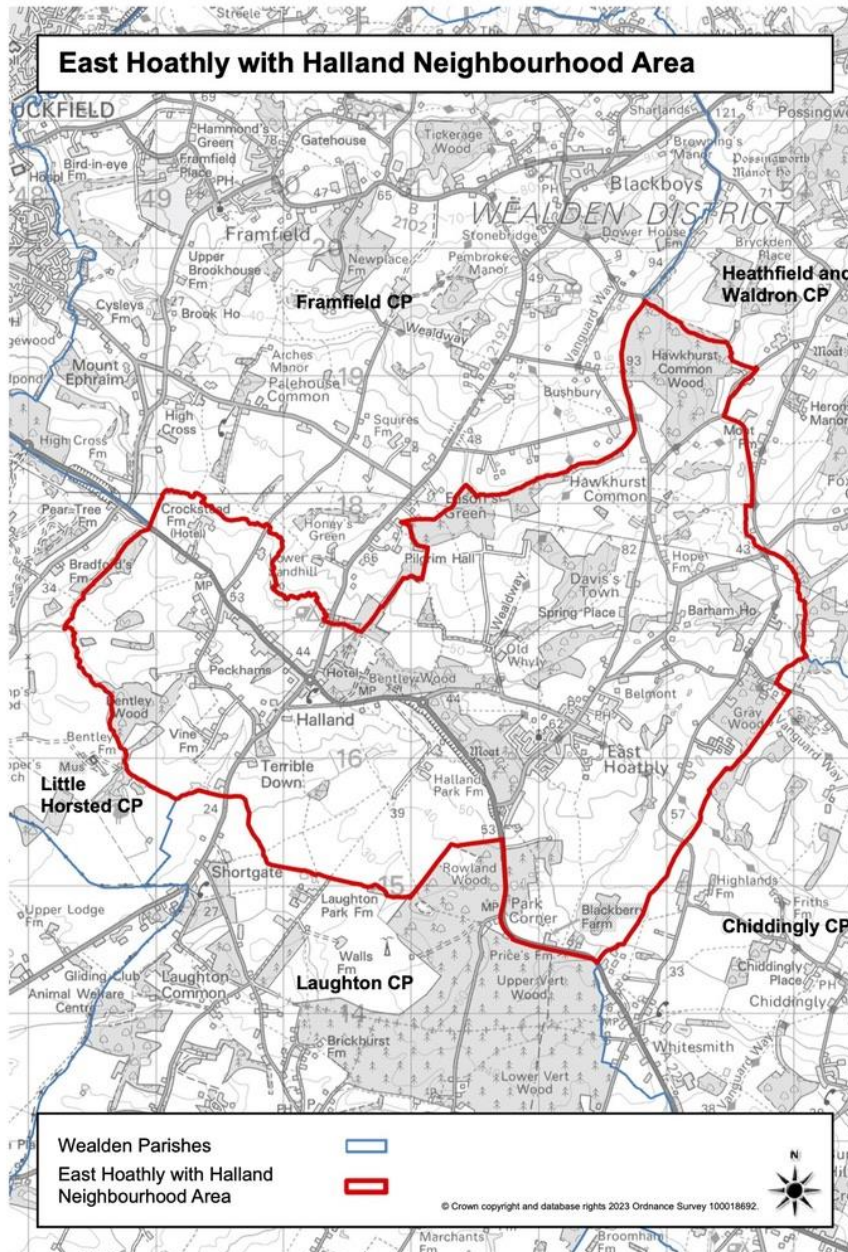


Figure 1 – East Hoathly with Halland Neighbourhood Area

9. The environment is rich with biodiversity all supported by a considerable number of ponds, ditches and streams which feed the River Cuckmere to the South and River Uck to the North.

10. The Parish has 34 Listed Buildings and a single Scheduled Monument.⁴ The Scheduled Monument is located near the centre of Moat Wood, East Hoathly. The majority of the Listed Buildings are within the designated East Hoathly Conservation Area (The Conservation Area was originally designated

⁴ <https://historicengland.org.uk/sitesearch?searchType=site&search=East+Hoathly+with+Halland+Parish>

in 1995 but was reviewed and re-designated in 2017 and a larger part of the village was included).

Sustainability Issues Faced by Parish

11. The Parish infrastructure is fragile. The Sewage system is overloaded, causing problems for residents and frequent sewage overflows into watercourses. The Parish suffers frequent power cuts, has a poor level of broadband provision and poor mobile phone coverage.
12. The Primary School has been close to its capacity for over a decade. The Parish is highly car dependent. Travel to school, shops and for leisure is all done by car. The Parish now has very few places of employment so there is a considerable amount of commuting for employment, again, by car.
13. The increasing amount of housing development in the Parish has put pressure on the historic environment. New development adversely impacts the character of the landscape and rural setting for the existing settlements. It also adversely affects the views into and out of Historic Assets, the Conservation Area and their settings.
14. The increasing amount of housing development in the Parish has put pressure on the natural environment. More residents, their children and their pets, puts more pressure on local wildlife and greenspaces. The Parish has a considerable amount of Ancient Woodland and this, in particular, is generally harmed by increased levels of development.

Analysis

15. WDC carried out a Sustainability Appraisal Scoping Report as part of the background work for the emerging Wealden Local Plan.⁵ This identified 18 Sustainability Objectives (SOs) and these are shown in Table 1 below.
16. The analysis for this Sustainability Appraisal will comprise of two parts:
 - a. The EHHNP Policy Options are assessed against the WDC SOs.
 - b. Each of the WDC SOs is assessed to examine how the EHHNP Preferred Policy Options respond to them.

⁵ WLP SA Scoping Report - Feb 2021.

Table 1 - Wealden Local Plan - Sustainability Objectives

Wealden Local Plan - Sustainability Objectives	
1	To tackle the climate emergency by reducing greenhouse gas emissions, protecting existing carbon sinks and increasing their potential to store carbon, promoting zero carbon technologies and renewable energy technologies.
2	To adapt to the effects of a changing climate by protecting and managing water resources.
3	To adapt to and mitigate the risk of flooding from all sources taking account of the impact of climate change.
4	To reduce pollution (air, noise, light, water and soil), improve air and water quality and minimise impacts associated with development.
5	To protect and enhance existing habitats, species and biodiversity, deliver measurable biodiversity net gain and create resilient habitats to provide for nature recovery.
6	To prevent and reduce the amount of waste, and minimise the use of non-renewable resources.
7	To protect and enhance the quality and range of natural green spaces and to improve the wider green infrastructure network.
8	To ensure development protects existing open spaces and creates open space in areas of deficiency, in regards to quantity and quality standards.
9	To conserve and enhance the district's countryside, landscape, historic environment and cultural assets and improve accessibility as relevant.
10	To ensure development makes efficient use of land, buildings and infrastructure, including previously developed land.
11	To improve the quality of the built environment and promote high quality and sustainable urban design, including preserving and, where possible, enhancing the district's heritage assets and their settings.
12	To provide a range of high quality homes, including affordable housing, to meet local needs.
13	To promote healthy, safe and inclusive communities, and promote equal opportunities including allowing people to remain independent.
14	To ensure access to local services and facilities, including local shopping, leisure facilities, open space, the countryside and sport and recreation opportunities.
15	To reduce reliance on private transport modes, enable alternatives to the car, and enhance safer routes and permeability for walkers and cyclists.
16	To increase the vitality, viability and uniqueness of the district's existing town centres, local centres and village centres.
17	To promote sustainable economic growth and employment opportunities, including access to high quality jobs.
18	To improve the level of skills, education and training of the population.

EHHNP Policy Options assessed against WDC SOs

17. Each of the Policy Options considered as part of the EHHNP will be assessed against the WDC SOs. Part of the assessments will be expressed using colour coded symbols to show the likely effects of a policy on SA objectives. The colour coded symbols are shown in Table 2.

Table 2 - Key to symbols and colour coding used in the EHHNP Sustainability Appraisal

++	The option is likely to have a significant positive effect on SOs.
+	The option is likely to have a positive effect on SOs
0	The option is likely to have a negligible or no effect on SOs
-	The option is likely to have a negative effect on SOs
--	The option is likely to have a significant negative effect on SOs
?	It is uncertain what effect the option will have on SOs
+/-	The option is likely to have a mix of positive/negative effects on SOs

EHHNP Policy 1 - Housing

18. EHHNP Policy 1 covers Housing in two parts:

P1.1 New housing development will be supported if it provides a mix of different house sizes to meet the needs of the local community and the proposal seeks to redress the imbalance of housing stock in the Parish. This would be through the delivery of a higher proportion of homes of one or two bedrooms and a greater balance of smaller homes for retirement and downsizing. New housing will also be supported if it reflects the needs of the older people, those with accessibility issues, wheelchair users and those with dementia.

19. Two Policy Options were considered for EHHNP Policy 1:

a. Option A - To have a policy that sets out the housing needs of this Parish and supports strategic district policies.

b. Option B - To not have a policy and rely on the NPPF and strategic policies of the adopted Local Plan.

Table 3 – Policy Options compared with WDC Sustainability Objectives

Policy 1 Options	WDC Sustainability Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
A	+/-	+/-	+/-	+/-	-	-	-	-	-	-	-	+	+	+	-	+	0	0
B	+/-	+/-	+/-	+/-	-	-	-	-	-	-	-	0	0	0	-	0	0	0

Assessment

20. The Assessment shows that both options have similar effects on the WDC SOs with the exception of SOs 12, 13, 14 and 16. New housing development can introduce the potential to tackle Climate Change by making new homes that are more Carbon neutral and make better use of renewable energy. However, the initial construction still has a considerable negative carbon impact and they introduce new residents to the parish/district that will have cars and a carbon impact leading to an increased carbon impact on the parish and district.

21. New development in this Parish is likely to be on greenfield sites and this has a negative impact on the existing natural environment and heritage assets.

22. Option A could potentially have a positive effect on SOs 12, 13, 14 and 16 by meeting local housing needs, benefiting the local community, benefiting local services and facilities and increasing the viability of the settlement centres. Option B relies on district wide planning policies and national policies. Whilst these policies will also seek to protect areas of countryside and heritage, support the development of brownfield sites and community facilities, this option is considered to have a neutral impact on SOs 12, 13, 14 and 16 because it does not focus on the key characteristics of this Parish and the requirements of the community. Policy Option A will therefore give a greater benefit when compared to the more general guidance of Policy Option B.

23. **Preferred Policy Option: A**

EHHNP Policy 2 – Housing Design - Resource Efficiency

24. EHHNP Policy 2 covers Design - Resource Efficiency in two parts:

P2.1 Development will be supported if the homes are designed to minimise energy usage and make the most efficient use of natural resources. Designs that achieve the following will be supported providing that they avoid an adverse impact on the landscape and village character, biodiversity or heritage assets:

- a. High Energy Efficiency Buildings that have a net emission rate of zero or are certified Passivhaus buildings.
- b. Buildings designed to maximize solar gain and incorporate technologies that maximise the use of renewable energy sources.
- c. Buildings designed to minimize water consumption and that incorporate the reuse of grey water.
- d. Buildings that incorporate solar photovoltaic panels, solar thermal panels and heat pumps.
- e. New developments also need to consider any negative impacts they may have on the operation of existing buildings, including impacts on renewable or low carbon energy supply. Where a proposed development is identified as being likely to have negative impacts on renewable or low carbon energy supply on adjoining land, the applicant will need to undertake the relevant analysis to demonstrate and quantify the nature of the impact and justify this impact.

P2.2 Applications for renewable energy schemes will be supported if they can demonstrate that they do not have a significant adverse effect on the landscape and village character, biodiversity or heritage assets.

25. Two Policy Options were considered for EHHNP Policy 2:

- a. Option A - To have a policy that sets out the housing needs of this Parish and supports strategic district policies.
- b. Option B - To not have a policy and rely on the NPPF and strategic policies of the adopted Local Plan.

Table 4 – Policy Options compared with WDC Sustainability Objectives

Policy 2 Options	WDC Sustainability Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
A	+	+	+	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0
B	+/-	+/-	+/-	+/-	0	+/-	0	0	0	0	0	0	0	0	0	0	0	0

Assessment

26. The Assessment shows that the effect of both policy options on most of the WDC SOs will be negligible. Policy Option A encourages greater uses of high energy efficient buildings that maximise solar gain and make maximum use of renewable energy. Option A also encourages designs that minimise water consumption and incorporate the reuse of grey water. These factors mean that there is the potential for a greater positive impact on Objectives 1, 2, 3, 4 and 6 for Option A over Option B.

27. **Preferred Policy Option: A**

EHHNP Policy 3 – Housing Design - Layout and Materials

28. EHHNP Policy 3 covers Design - Layout and Materials in two parts:

P3.1 All new development in the Parish should contribute to the creation of high-quality places through a design-led approach and reflecting a thorough site appraisal. All buildings, spaces and the public realm should be well-designed, accessible for all ages and abilities and display a high level of architectural quality which responds positively to local context. Development proposals will be required to demonstrate that their design is in accordance with the provisions of the National Design Code and Wealden Design Guide 2008 and any subsequent design guide or code produced by WDC.

P3.2 New housing development will be supported if it maintains or enhances the character of the area and has regard to the EHHNP Character Appraisal and the following in particular:

- a. Reflect the traditional layout of rural settlements avoiding cul-de-sacs where possible. If cul-de-sacs are proposed, they should reflect the best examples of the Parish with permeability and access to allow pedestrians and cyclists to have connections through the cul-de-sac to the remainder of the settlement and its surroundings.
- b. The architecture, materials and density of any development should be compatible with the local vernacular in the Parish and make a positive contribution to local character and distinctiveness.
- c. Waste bin and bulk waste storage areas should be concealed.
- d. Provision for electrical supply, telephone cable and fibre-optic cable should, whenever possible, all be underground from the entrance to the development.
- e. Designs should seek to exceed the minimum requirements to provide EV charging points and should strive to provide them for all parking spaces and one EV charging point for every two visitor spaces.
- f. Designs should seek to exceed the minimum requirement for parking space allocations and the size of vehicle parking spaces and garages. Designs should seek to reflect the current pattern of vehicle ownership in the Parish and the larger size of many modern vehicles. Designs of forecourts should seek to provide a visually attractive, beautiful space rather than a car park with trailing EV charging cables.
- g. Designs should seek to avoid road layouts where the width of the road, or curves in the road, create a situation that is vulnerable to the road being blocked by parked vehicles.
- h. Designs and layouts should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of the existing settlement. Respecting or enhancing the character of the site and its surroundings in terms of its proportion, form, massing, density, height, size, scale, materials and detailed design features.

- i. Designs and layouts for new development should, where possible, seek to avoid uniformity. Designs and layouts should seek to reflect the range and variety of buildings that have already been established in the settlement and maintain the character and charm of existing historic rural developments. Whenever possible, gaps in the built environment should be maintained and infill development resisted if it damages the character and appearance of the settlement.
- j. Ensure development of land in proximity to heritage assets and their settings, conserves, preserves, reflects and enhances the heritage asset and the historic environment in accordance with their significance.
- k. Ensure development safeguards, respects and enhances the natural environment, the biodiversity, landscape and wildlife corridors and the countryside. Incorporating where appropriate, biodiversity, trees, landscaping and public and private open spaces and supports the creation of wildlife corridors.
- l. Ensure the layout and the design takes account of the potential users of the development to promote active travel and provide safe, convenient and attractive links within the development and to existing networks for people with disabilities and restricted mobility, pedestrians, cyclists and public transport users.
- m. Ensure that the development does not cause an unacceptable adverse impact on the amenities of occupiers of existing or proposed nearby properties. Wherever possible, the significant views into and out of settlements should be preserved.
- n. Incorporate sustainable drainage systems with maintenance regimes to minimize vulnerability to flooding and climate change.
- o. Boundary treatments should be varied, incorporating a mix of such things as walls, hedgerows, post and rail fencing, picket fencing and railings. Close boarded fencing should be avoided.
- p. Ensure that adequate infrastructure, services and community facilities are, or will be, made available to serve the development. New and improved utility infrastructure will be

encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan.

q. Ensure that site layout and building design helps to provide a safe and secure environment which promotes the health and wellbeing of residents, reduces social isolation, supports healthy lifestyles and improves social cohesion by providing places for people to meet and sit in open spaces and greenspaces.

29. Two Policy Options were considered for EHHNP Policy 3:

a. Option A - To have a policy that sets out the housing needs of this Parish and supports strategic district policies.

b. Option B - To not have a policy and rely on the NPPF and strategic policies of the adopted Local Plan.

Table 5 – Policy Options compared with WDC Sustainability Objectives

Policy 3 Options	WDC Sustainability Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
A	0	0	0	0	+	0	0	0	+	0	+	0	0	0	+	0	0	0
B	0	0	0	0	+	0	0	0	?	0	?	0	0	0	?	0	0	0

Assessment

30. The Assessment shows that the effect of both policy options on most of the WDC SOs will be limited. WDC SO 15 seeks to reduce reliance on private transport modes, enabling alternatives to the car and enhances safer routes and permeability for walkers and cyclists. Policy Option A can provide a positive effect on WDC SO 15 because it seeks to specifically improve permeability for walkers and cyclists within the settlements as a means to a more integrated, cohesive and inclusive community. WDC SOs 9 and 11 seek to conserve and enhance the landscape, historic environment and its settings. Policy Option A is likely to have a positive effect on WDC SO 9 and 11 by providing specific guidance on such things as cul-de-sacs, boundary treatments, cabling and EV charging. This specific guidance of Policy Option A will potentially give a greater benefit when compared to the more general guidance of Policy Option B.

31. Preferred Policy Option: A

EHHNP Policy 4 – Conservation of Historic Environment

32. EHHNP Policy 4 covers Conservation of Historic Environment in two parts:

P4.1 Proposals for new development that preserve and sustain designated Heritage Assets, the Conservation Area, the settings of the Heritage Assets or setting of the Conservation Area will be supported.

P4.2 Proposals for new development that recognise the importance of non-designated heritage assets and be sympathetic to their setting and character will be supported.

P4.3 Proposals for new development must show that they have investigated the Historic Environment Record and ensure that the any known or potential archaeological evidence is correctly investigated and reported.

33. Two Policy Options were considered for EHHNP Policy 4:

a. Option A - To have a policy that sets out the housing needs of this Parish and supports strategic district policies.

b. Option B - To not have a policy and rely on the NPPF and strategic policies of the adopted Local Plan.

Table 6 – Policy Options compared with WDC Sustainability Objectives

Policy 4 Options	WDC Sustainability Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
A	0	0	0	0	0	0	0	0	+	0	+	0	0	0	0	0	0	0
B	0	0	0	0	0	0	0	0	+	0	+	0	0	0	0	0	0	0

Assessment

34. The Assessment shows that the effect of both policy options on all but two of the WDC SOs will be negligible. WDC SO 9 seeks conserve and enhance the District’s countryside, landscape, historic environment and cultural assets and improve accessibility. WDC SO 11 seeks to preserve and, where possible, enhance the District’s heritage assets and their settings. Policy Option A is specifically targeted at the East Hoathly Conservation

Area, designated Heritage Assets, non-designated heritage assets and the setting and rural character of the Parish. The impact of both Policy Options will be similar but the specific guidance of Policy Option A will potentially give a greater benefit when compared to the more general guidance of Policy Option B.

35. Preferred Policy Option: A

EHHNP Policy 5 - Dark Skies

36. EHHNP Policy 5 covers Dark Skies in two parts:

P5.1 New developments must clearly demonstrate that all opportunities to reduce light pollution have been taken with a particular focus on preventing sky glow from radiating upwards.

P5.2 Development proposals will be supported where they limit light pollution and developers should strive not to allow new developments to worsen the existing levels of light pollution.

37. Two Policy Options were considered for EHHNP Policy 5:

a. Option A - To have a policy that sets out the housing needs of this Parish and supports strategic district policies.

b. Option B - To not have a policy and rely on the NPPF and strategic policies of the adopted Local Plan.

Table 7 – Policy Options compared with WDC Sustainability Objectives

Policy 5 Options	<u>WDC Sustainability Objectives</u>																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
A	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Assessment

38. The Assessment shows that the effect of both policy options on all but one of the WDC SOs will be negligible. WDC SO 4 seeks to reduce light

pollution and minimise impacts associated with development. The impact of both Policy Options will be similar but the specific guidance of Policy Option A will potentially give a greater benefit when compared to the more general guidance of Policy Option B.

39. Preferred Policy Option: A

EHHNP Policy 6 - Natural Environment

40. EHHNP Policy 6 covers Natural Environment in six parts:

P6.1 Relevant Proposals for new development must deliver a minimum overall net gain in biodiversity of 10% above the ecological baseline. Those that exceed the minimum will be encouraged and supported.

P6.2 Biodiversity net gain must be provided on-site wherever possible. Where it can be robustly demonstrated that on-site provision is not possible, suitable off-site provision will be sought.

P6.3 All development proposals must follow the mitigation hierarchy when considering the impacts and potential harm of development on biodiversity and the natural environment:

- a. Avoid harm/impacts in the first place; then
- b. Adequately mitigate any residual harm/impacts; and then
- c. Compensate (as a last resort) for unavoidable harm/impacts.

P6.4 If significant harm cannot be ruled out through the mitigation hierarchy, development proposals will not be supported.

P6.5 Development that seeks to conserve biodiversity will be supported where they:

- a. Protect existing Ancient Woodland, Ghyll Woodland, ancient trees and veteran trees; and,
- b. Protect species rich hedgerows, particularly those that connect to Ancient Woodland; and,
- c. Avoid loss or damage of Woodland, Trees; and,
- d. Avoid loss or damage of hedgerows; and,
- e. Avoid loss of ponds and streams; and,
- f. Prevent connections of surface water to foul or combined sewer networks in accordance with the drainage hierarchy, as

excess surface water in these networks can lead to the avoidable discharge of sewage into watercourses.

P6.6 Development that seeks to enhance biodiversity will be supported if they enhance public access to nature and incorporate such things as:

- a. Create new woodlands, hedgerows and ponds; and,
- b. Creation of new wildlife habitats; and,
- c. Connect and enhance existing wildlife habitats; and,
- d. Provide opportunities for gardening, wildlife and food production within existing and new residential areas, including the utilization of underused roadside verges for wildlife habitat, where it is safe to do so; and,
- e. Plant trees.

41. Two Policy Options were considered for EHHNP Policy 6:

- a. Option A - To have a policy that sets out the housing needs of this Parish and supports strategic district policies.
- b. Option B - To not have a policy and rely on the NPPF and strategic policies of the adopted Local Plan.

Table 8 – Policy Options compared with WDC Sustainability Objectives

Policy 6 Options	WDC Sustainability Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
A	0	+	0	+	+	0	+	0	+	0	0	0	0	0	0	0	0	0
B	0	+	0	+	+	0	?	0	+	0	0	0	0	0	0	0	0	0

Assessment

42. The Assessment shows that the effect of both policy options on the WDC SOs will be limited. WDC SO 2 seeks to protect and manage water resources. WDC SO 4 seeks to reduce pollution, improve air and water quality and minimise impacts associated with development. WDC SO 5

seeks to protect and enhance existing habitats, species and biodiversity, deliver measurable biodiversity net gain and create resilient habitats to provide for nature recovery. WDC SO 7 seeks to protect and enhance the quality and range of natural green spaces. WDC SO 9 seeks to conserve and enhance the District's countryside and landscape. The impact of both Policy Options will be similar but the specific guidance of Policy Option A will potentially give a greater benefit when compared to the more general guidance of Policy Option B.

43. Preferred Policy Option: A

EHHNP Policy 7 - Local Green Spaces

44. EHHNP Policy 7 covers Local Green Spaces:

P7.1 This Parish designates the following locations as Local Green Spaces as shown on the Policies Map for East Hoathly and the Policy Map for Halland. These locations are in close proximity to their community, demonstrably special and local in character. They benefit the health and wellbeing of residents of all ages and abilities. Development on these Local Green Spaces will not be supported other than in very special circumstances (as specified in NPPF Paragraphs 147 to 151, for example where it relates to necessary utilities infrastructure and where no reasonable alternative location is available):

- a. Local Green Space 1 - East Hoathly War Memorial Sports Ground
- b. Local Green Space 2 - East Hoathly Garden Plots (Allotments)
- c. Local Green Space 3 - Moat Wood and Decoy Pond
- d. Local Green Space 4 - Long Pond
- e. Local Green Space 5 - Circle of Oaks Green Gap
- f. Local Green Space 6 - Juziers Play Area
- g. Local Green Space 7 - Juziers Drains/Swales
- h. Local Green Space 8 - Church Marks Lane Lawn

- i. Local Green Space 9 - Nightingales Play Area
- j. Local Green Space 10 - Nightingales Lawn
- k. Local Green Space 11 - East Hoathly Churchyard
- l. Local Green Space 12 - School Field
- m. Local Green Space 13 - Church Marks Green
- n. Local Green Space 14 - Croom Cottage Meadow
- o. Local Green Space 20 - Halland Chapel Burial Ground

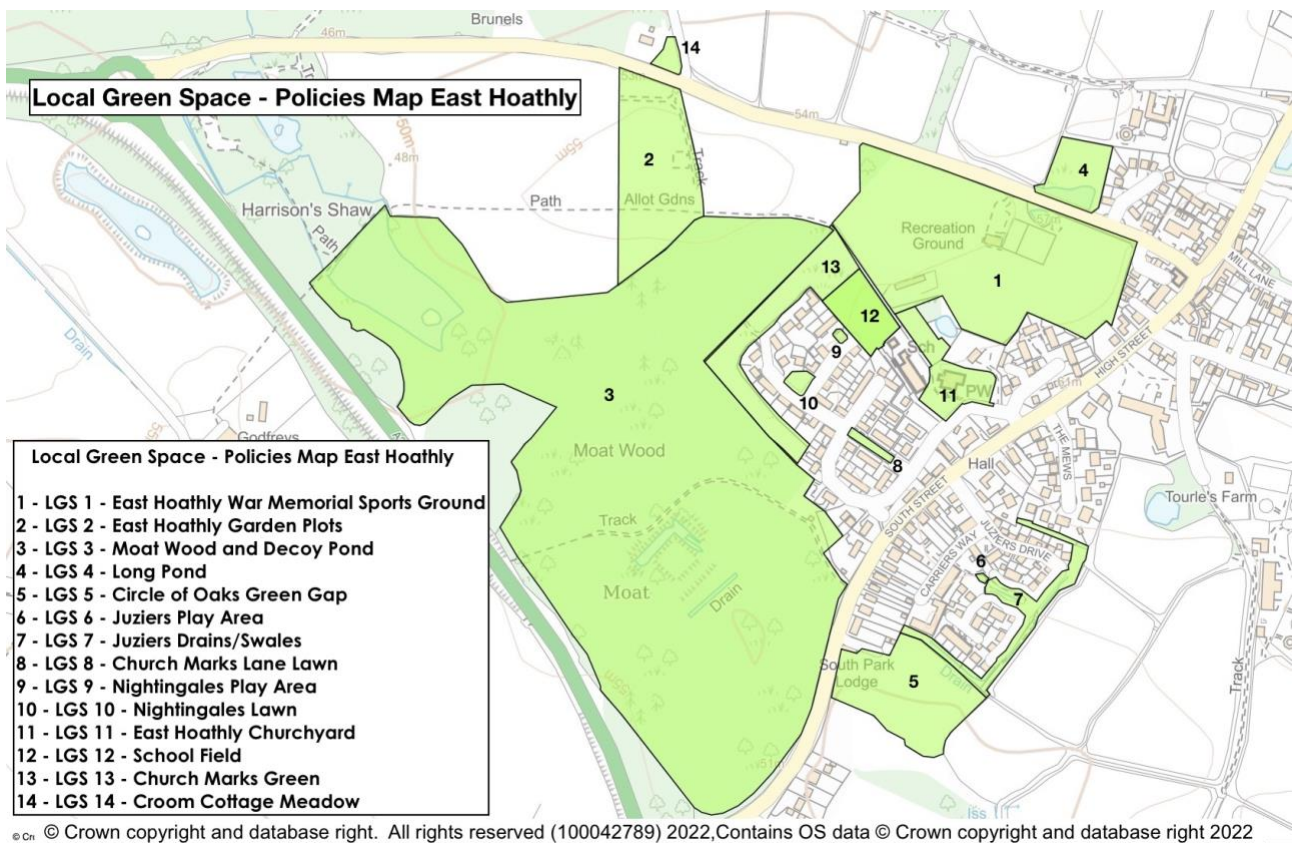


Figure 12 – Local Green Space – Policies Map East Hoathly

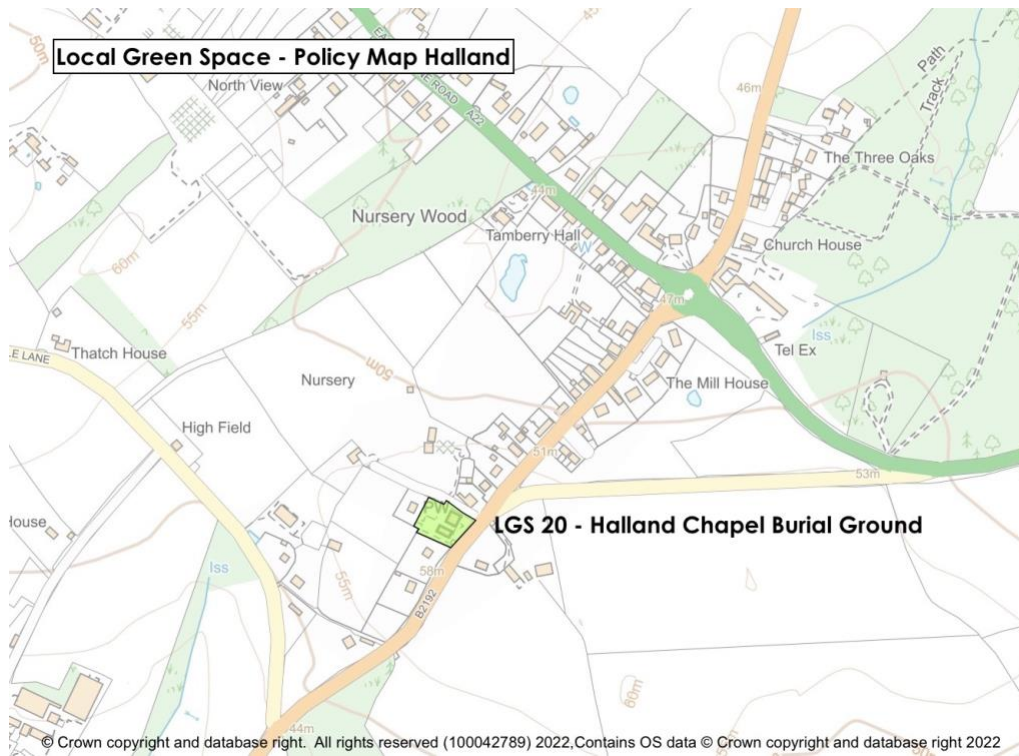


Figure 13 – Local Green Space – Policy Map Halland

45. Two Policy Options were considered for EHHNP Policy 7:
- a. Option A - To have a policy that sets out the housing needs of this Parish and supports strategic district policies.
 - b. Option B - To not have a policy and rely on the NPPF and strategic policies of the adopted Local Plan.

Table 9 – Policy Options compared with WDC Sustainability Objectives

Policy 7 Options	WDC Sustainability Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
A	0	0	0	0	++	0	++	0	0	0	0	0	0	0	0	0	0	0
B	0	0	0	0	+	0	+	0	0	0	0	0	0	0	0	0	0	0

Assessment

46. The Assessment shows that the effect of both policy options on the WDC SOs will be negligible for all but two SOs. WDC SO 5 seeks to protect

and enhance existing habitats, species and biodiversity, deliver measurable biodiversity net gain and create resilient habitats to provide for nature recovery. WDC SO 7 seeks to protect and enhance the quality and range of natural greenspaces. The impact of both Policy Options will be positive but the specific designation of Green Spaces with the Parish contained in Policy Option A will potentially give a greater benefit when compared to the more general guidance of Policy Option B.

47. Preferred Policy Option: A

EHHNP Policy 8 - Business

48. EHHNP Policy 8 covers Business in six parts:

P8.1 Existing businesses that seek to change to residential use will be supported only if:

- a. Permitted Development Rights apply; and,
- b. They have demonstrated that the business is not viable and has been marketed for a period of 18 months at a realistic valuation for existing and other commercial uses. Were the review of the submitted viability information by an independent consultant is considered necessary, the applicant will be required to cover such costs for the local planning authority.

P8.2 The loss of land and buildings currently being used for business and providing employment will be resisted unless:

- a. The use with equivalent floor space can be secured and delivered in a suitable alternative location, at a reasonable distance within the settlement, subject to conforming with strategic policies within the Local Plan; or,
- b. An alternative employment use, with an equivalent job capacity, can be secured and delivered in a suitable alternative location at a reasonable distance within the Parish subject to conforming with strategic policies within the Local Plan.

P8.3 The EHHNP is keen to retain key employment sites within the Parish settlements. Any change of use from employment/commercial

uses of these sites will need to comply with the provisions of this policy. The sites are:

- a. Carriers Way, East Hoathly, BN8 6AG.
- b. Village Works, East Hoathly, BN8 6QA.
- c. Lydford's Care Home, East Hoathly, BN8 6DR.
- d. Staverton Nursery, Halland, BN8 6PU.
- e. Halland Forge Motel, Halland, BN8 6PW.
- f. Garage, Halland, BN8 6PS.
- g. Halland House Care Home, BN8 6PS.

P8.4 The improvement and enhancement of the key employment sites listed in P8.3 above, will be supported if:

- a. There is no detrimental impact on neighbouring properties or the landscape or heritage assets; and,
- b. Traffic generation is acceptable and there are adequate levels of parking on site or nearby; and,
- c. It includes opportunities to support sustainable transport; and,
- d. The design, materials, massing of the proposed extension/redevelopment plus any landscaping scheme can mitigate any impacts on the street scene and local amenities; and,
- e. Extensions are located within the existing business curtilage.

P8.5 Proposals involving changes of use of ground floor premises from "town centre uses" to residential will only be supported where it can be shown that the development would not harm the vitality of local shopping facilities or the amenities of the area.

P8.6 New housing developments that provide local employment in mixed residential and commercial developments or small-scale social

enterprises or live work units are welcome, particularly where they reduce out-commuting, providing they:

- a. They are limited to Business Use Classes E(g), F2(a) and F2(b); and,
- b. Do not have a detrimental impact on the landscape; and,
- c. Can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

49. Two Policy Options were considered for EHHNP Policy 8:

- a. Option A - To have a policy that sets out the housing needs of this Parish and supports strategic district policies.
- b. Option B - To not have a policy and rely on the NPPF and strategic policies of the adopted Local Plan.

Table 10 – Policy Options compared with WDC Sustainability Objectives

Policy 8 Options	WDC Sustainability Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
A	0	0	0	+	0	0	0	0	0	+	0	0	0	0	0	0	+	0
B	0	0	0	+	0	0	0	0	0	+	0	0	0	0	0	0	+	0

Assessment

50. The Assessment shows that the effect of both policy options on the WDC SOs will be negligible for all but three SOs. WDC SO 4 seeks to reduce pollution (air, noise, light, water and soil), improve air and water quality and minimise impacts associated with development. WDC SO 10 seeks to ensure development makes efficient use of land, buildings and infrastructure, including previously developed land. WDC SO 17 seeks to promote sustainable economic growth and employment opportunities, including access to high quality jobs. The impact of both Policy Options will be positive but the specific focus of Policy Option A, on the business relevant to the Parish including the identification of key employment sites within the

Parish, will potentially give a greater benefit when compared to the more general guidance of Policy Option B.

51. Preferred Policy Option: A

EHHNP Policy 9 - Communications

52. EHHNP Policy 9 covers Communications:

P9.1 If planning permission is required for mobile phone masts, proposals to improve mobile phone coverage will be supported providing they are sited safely, sympathetically within the landscape and, where appropriate, camouflaged (in accordance with NPPF Paragraph 115).

53. Two Policy Options were considered for EHHNP Policy 9:

- a. Option A - To have a policy that sets out the housing needs of this Parish and supports strategic district policies.
- b. Option B - To not have a policy and rely on the NPPF and strategic policies of the adopted Local Plan.

Table 11 – Policy Options compared with WDC Sustainability Objectives

Policy 9 Options	WDC Sustainability Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
A	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0	?	?	0	0	0	0

Assessment

54. The Assessment shows that the effect of both policy options on the WDC SOs will be negligible for all but two SOs. WDC SO 13 seeks to promote healthy, safe and inclusive communities, and promote equal opportunities including allowing people to remain independent. WDC SO 14 seeks to ensure access to local services and facilities. WDC SOs 13 and 14 are not specifically directed towards Broadband capacity or Mobile Phone coverage but they do relate to healthy, safe communities and access to

services. The impact of Policy Option A will give a greater benefit when compared to the more general guidance of Policy Option B.

55. Preferred Policy Option: A

EHHNP Preferred Policy Options response to WDC SOs

56. Each of the WDC SOs is now considered to show how the EHHNP Preferred Policy Options respond to them. The results of this analysis are set out in Table 12 below:

Table 12 – EHHNP Preferred Policy Options response to WDC SOs

Nº	WDC SOs	EHHNP Response
1	<p>To tackle the climate emergency by reducing greenhouse gas emissions, protecting existing carbon sinks and increasing their potential to store carbon, promoting zero carbon technologies and renewable energy technologies.</p>	<p>EHHNP Policy 2 seeks to:</p> <p>Support development if the homes are designed to minimise energy usage and make the most efficient use of natural resources. Designs that achieve the following will be supported providing that they avoid an adverse impact on the landscape and village character, biodiversity or heritage assets:</p> <p>High Energy Efficiency Buildings that have a net emission rate of zero or are certified Passivhaus buildings.</p> <p>Buildings designed to maximize solar gain and incorporate technologies that maximise the use of renewable energy sources.</p> <p>Buildings designed to minimize water consumption and that incorporate the reuse of grey water.</p> <p>Buildings that incorporate solar photovoltaic panels, solar thermal panels and heat pumps.</p> <p>New developments also need to consider any negative impacts they may have on the operation of existing buildings, including impacts on renewable or low carbon energy supply. Where a proposed development is identified as being likely to have negative impacts on renewable or low carbon energy supply on adjoining land, the applicant will need to undertake the relevant analysis to demonstrate and quantify the nature of the impact and justify this impact.</p> <p>Applications for renewable energy schemes will be supported if they can demonstrate that they do not have a significant adverse effect on the landscape and village character, biodiversity or heritage assets.</p> <p>EHHNP Policy 3 seeks to:</p> <p>Promote electric vehicle use by: seeking to exceed the minimum requirements to provide EV charging points</p>

		<p>and should strive to provide them for all parking spaces and one EV charging point for every two visitor spaces.</p> <p>Promote alternative to vehicle travel: Ensure the layout and the design takes account of the potential users of the development to promote active travel and provide safe, convenient and attractive links within the development and to existing networks for people with disabilities and restricted mobility, pedestrians, cyclists and public transport users.</p> <p>EHHNP Policy 5 requires that: New development must clearly demonstrate that all opportunities to reduce light pollution have been taken with a particular focus on preventing sky glow from radiating upwards, and: limit light pollution and developers should strive not to allow new developments to worsen the existing levels of light pollution. This will limit unnecessary lighting which will also reduce unnecessary energy use.</p> <p>Whilst not a policy, EHHNP Aspiration 4, seeks to: reduce the existing light levels by reviewing the choice of lighting in public places, the timing of its operation and providing guidance to homeowners to limit their light pollution by such measures as correctly directed lights that are controlled by timing devices. This will limit unnecessary lighting which will also reduce unnecessary energy use.</p> <p>Whilst not a policy, EHHNP Aspiration 7, seeks to create a safe footpath and cycleway connecting East Hoathly and Halland that can be used by all residents in all weathers. This should reduce the need for car journeys and hence reduce greenhouse gas emissions.</p>
2	To adapt to the effects of a changing climate by protecting and managing water resources.	<p>EHHNP Policy 2 supports: Buildings designed to minimize water consumption and that incorporate the reuse of grey water.</p> <p>EHHNP Policy 6 seeks to: Prevent connections of surface water to foul or combined sewer networks in accordance with the drainage hierarchy, as excess surface water in these networks can lead to the avoidable discharge of sewage into watercourses.</p>
3	To adapt to and mitigate the risk of flooding from all sources taking account	<p>EHHNP Policy 2 seeks to favour: Buildings designed to minimize water consumption and that incorporate the reuse of grey water. This would reduce the amount of water discharged into foul drains and hence the watercourses.</p>

	of the impact of climate change.	EHHNP Policy 3 supports development that: Incorporate sustainable drainage systems with maintenance regimes to minimize vulnerability to flooding and climate change.
4	To reduce pollution (air, noise, light, water and soil), improve air and water quality and minimise impacts associated with development.	<p>EHHNP Policy 2 seeks to reduce pollution by supporting development if the homes are designed to: minimize energy usage and make the most efficient use of natural resources. Designs that achieve the following will be supported providing that they avoid an adverse impact on the landscape and village character, biodiversity or heritage assets:</p> <p>High Energy Efficiency Buildings that have a net emission rate of zero or are certified Passivhaus buildings.</p> <p>Buildings designed to maximize solar gain and incorporate technologies that maximise the use of renewable energy sources.</p> <p>Buildings designed to minimize water consumption and that incorporate the reuse of grey water.</p> <p>Buildings that incorporate solar photovoltaic panels, solar thermal panels and heat pumps.</p> <p>Promote electric vehicle use by: seeking to exceed the minimum requirements to provide EV charging points and should strive to provide them for all parking spaces and one EV charging point for every two visitor spaces.</p> <p>EHHNP Policy 5 requires that: New development must clearly demonstrate that all opportunities to reduce light pollution have been taken with a particular focus on preventing sky glow from radiating upwards, and: limit light pollution and developers should strive not to allow new developments to worsen the existing levels of light pollution. This will limit unnecessary lighting which will also reduce unnecessary energy use.</p> <p>Whilst not a policy, EHHNP Aspiration 4, seeks to: reduce the existing light levels by reviewing the choice of lighting in public places, the timing of its operation and providing guidance to homeowners to limit their light pollution by such measures as correctly directed lights that are controlled by timing devices. This will</p>

		<p>limit unnecessary lighting which will also reduce unnecessary energy use.</p> <p>EHHNP Policy 6 seeks to: Prevent connections of surface water to foul or combined sewer networks in accordance with the drainage hierarchy, as excess surface water in these networks can lead to the avoidable discharge of sewage into watercourses.</p> <p>EHHNP Policy 8 seeks to limit new businesses to those that do not cause: noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.</p>
5	<p>To protect and enhance existing habitats, species and biodiversity, deliver measurable biodiversity net gain and create resilient habitats to provide for nature recovery.</p>	<p>EHHNP Policy 3 supports development that seeks to:</p> <p>Ensure development safeguards, respects and enhances the natural environment, the biodiversity, landscape and wildlife corridors and the countryside. Incorporating where appropriate, biodiversity, trees, landscaping and public and private open spaces and supports the creation of wildlife corridors.</p> <p>Incorporate sustainable drainage systems with maintenance regimes to minimize vulnerability to flooding and climate change.</p> <p>EHHNP Policy 5 requires that: New development must clearly demonstrate that all opportunities to reduce light pollution have been taken with a particular focus on preventing sky glow from radiating upwards, and: limit light pollution and developers should strive not to allow new developments to worsen the existing levels of light pollution. This protects nocturnal animals.</p> <p>Whilst not a policy, EHHNP Aspiration 4, seeks to: reduce the existing light levels by reviewing the choice of lighting in public places, the timing of its operation and providing guidance to homeowners to limit their light pollution by such measures as correctly directed lights that are controlled by timing devices. This protects nocturnal animals.</p> <p>EHHNP Policy 6:</p> <p>Relevant Proposals for new development must deliver a minimum overall net gain in biodiversity of 10% above the ecological baseline. Those that exceed the minimum will be encouraged and supported.</p>

		<p>Biodiversity net gain must be provided on-site wherever possible. Where it can be robustly demonstrated that on-site provision is not possible, suitable off-site provision will be sought.</p> <p>All development proposals must follow the mitigation hierarchy when considering the impacts and potential harm of development on biodiversity and the natural environment:</p> <p style="padding-left: 40px;">Avoid harm/impacts in the first place; then</p> <p style="padding-left: 40px;">Adequately mitigate any residual harm/impacts; and then</p> <p style="padding-left: 40px;">Compensate (as a last resort) for unavoidable harm/impacts.</p> <p>If significant harm cannot be ruled out through the mitigation hierarchy, development proposals will not be supported.</p> <p>Development that seeks to conserve biodiversity will be supported where they:</p> <p style="padding-left: 40px;">Protect existing Ancient Woodland, Ghyll Woodland, ancient trees and veteran trees; and,</p> <p style="padding-left: 40px;">Protect species rich hedgerows, particularly those that connect to Ancient Woodland; and,</p> <p style="padding-left: 40px;">Avoid loss or damage of Woodland, Trees; and,</p> <p style="padding-left: 40px;">Avoid loss or damage of hedgerows; and,</p> <p style="padding-left: 40px;">Avoid loss of ponds and streams; and,</p> <p style="padding-left: 40px;">Prevent connections of surface water to foul or combined sewer networks in accordance with the drainage hierarchy, as excess surface water in these networks can lead to the avoidable discharge of sewage into watercourses.</p> <p>Development that seeks to enhance biodiversity will be supported if they enhance public access to nature and incorporate such things as:</p> <p style="padding-left: 40px;">Create new woodlands, hedgerows and ponds; and,</p>
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		<p>Creation of new wildlife habitats; and,</p> <p>Connect and enhance existing wildlife habitats; and,</p> <p>Provide opportunities for gardening, wildlife and food production within existing and new residential areas, including the utilisation of underused roadside verges for wildlife habitat, where it is safe to do so; and,</p> <p>Plant trees.</p> <p>EHHNP Policy 7 seeks to protect existing habitats by designating 15 sites as Local Green Spaces.</p> <p>EHHNP Policy 8 seeks to limit new businesses to those that do not cause: noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.</p>
<p>6</p>	<p>To prevent and reduce the amount of waste, and minimise the use of non-renewable resources.</p>	<p>EHHNP Policy 2 seeks to minimize the use of non-renewable resources by supporting development if the homes are designed to: minimize energy usage and make the most efficient use of natural resources. Designs that achieve the following will be supported providing that they avoid an adverse impact on the landscape and village character, biodiversity or heritage assets:</p> <p>High Energy Efficiency Buildings that have a net emission rate of zero or are certified Passivhaus buildings.</p> <p>Buildings designed to maximize solar gain and incorporate technologies that maximise the use of renewable energy sources.</p> <p>Buildings designed to minimize water consumption and that incorporate the reuse of grey water.</p>

		<p>Buildings that incorporate solar photovoltaic panels, solar thermal panels and heat pumps.</p> <p>EHHNP Policy 3 seeks to promote electric vehicle use by: seeking to exceed the minimum requirements to provide EV charging points and should strive to provide them for all parking spaces and one EV charging point for every two visitor spaces.</p> <p>EHHNP Policy 5 requires that: New development must clearly demonstrate that all opportunities to reduce light pollution have been taken with a particular focus on preventing sky glow from radiating upwards, and: limit light pollution and developers should strive not to allow new developments to worsen the existing levels of light pollution. This will limit unnecessary lighting which will also reduce unnecessary energy use.</p> <p>Whilst not a policy, EHHNP Aspiration 4, seeks to: reduce the existing light levels by reviewing the choice of lighting in public places, the timing of its operation and providing guidance to homeowners to limit their light pollution by such measures as correctly directed lights that are controlled by timing devices. This will limit unnecessary lighting which will also reduce unnecessary energy use.</p> <p>Whilst not a policy, EHHNP Aspiration 7, seeks to create a safe footpath and cycleway connecting East Hoathly and Halland that can be used by all residents in all weathers. This should reduce the need for car journeys and hence reduce the use of non-renewable resources.</p>
7	To protect and enhance the quality and range of natural green spaces and to improve the wider green infrastructure network.	<p>EHHNP Policy 3 seeks to protect and enhance the quality and range of natural greenspaces by:</p> <p>Ensuring development safeguards, respects and enhances the natural environment, the biodiversity, landscape and wildlife corridors and the countryside. Incorporating where appropriate, biodiversity, trees, landscaping and public and private open spaces and supports the creation of wildlife corridors.</p> <p>Ensuring that the development does not cause an unacceptable adverse impact on the amenities of occupiers of existing or proposed nearby properties. Wherever possible, the significant views into and out of settlements should be preserved.</p>

		<p>EHHNP Policy 6 seeks to protect and enhance existing habitats:</p> <p>Relevant Proposals for new development must deliver a minimum overall net gain in biodiversity of 10% above the ecological baseline. Those that exceed the minimum will be encouraged and supported.</p> <p>Biodiversity net gain must be provided on-site wherever possible. Where it can be robustly demonstrated that on-site provision is not possible, suitable off-site provision will be sought.</p> <p>Development that seeks to enhance biodiversity will be supported if they enhance public access to nature and incorporate such things as:</p> <ul style="list-style-type: none"> Create new woodlands, hedgerows and ponds; and, Creation of new wildlife habitats; and, Connect and enhance existing wildlife habitats; and, Provide opportunities for gardening, wildlife and food production within existing and new residential areas, including the utilisation of underused roadside verges for wildlife habitat, where it is safe to do so; and, Plant trees. <p>EHHNP Policy 7 seeks to protect existing habitats by designating 15 sites as Local Green Spaces.</p> <p>EHHNP Policy 8 seeks to limit new businesses to those that do not cause: noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.</p> <p>Whilst not a policy, EHHNP Aspiration 5:</p> <p>This Parish seeks to provide community facilities for the residents of Halland (preferably in the North West quadrant of the A22/B2192). The facilities that would be supported are as follows:</p>
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		<p>An open/greenspace with Children’s Play Area accessible by the maximum number of residents without the need to cross a main road.</p> <p>A community hall/meeting place.</p>
8	<p>To ensure development protects existing open spaces and creates open space in areas of deficiency, in regards to quantity and quality standards.</p>	<p>EHHNP Policy 3 seeks to create open space by:</p> <p>Ensuring development safeguards, respects and enhances the natural environment, the biodiversity, landscape and wildlife corridors and the countryside. Incorporating where appropriate, biodiversity, trees, landscaping and public and private open spaces and supports the creation of wildlife corridors.</p> <p>Ensure that site layout and building design helps to provide a safe and secure environment which promotes the health and wellbeing of residents, reduces social isolation, supports healthy lifestyles and improves social cohesion by providing places for people to meet and sit in open spaces and greenspaces.</p> <p>EHHNP Policy 7 seeks to protect existing open spaces by designating 15 sites as Local Green Spaces (LGS). Ten of the designated LGS are also Open Spaces with public access: LGS 1, LGS 2, LGS 3, LGS 6, LGS 7, LGS 8, LGS 9, LGS 10, LGS 11 and LGS 13.</p> <p>Whilst not a policy, EHHNP Aspiration 5:</p> <p>This Parish seeks to provide community facilities for the residents of Halland (preferably in the North West quadrant of the A22/B2192). The facilities that would be supported are as follows:</p> <p>An open/greenspace with Children’s Play Area accessible by the maximum number of residents without the need to cross a main road.</p> <p>A community hall/meeting place.</p>
9	<p>To conserve and enhance the district’s countryside, landscape, historic environment and</p>	<p>EHHNP Policy 3 seeks to enhance the district’s countryside and landscape by:</p> <p>Design and layout should achieve a sense of place by protecting and enhancing the quality,</p>

<p>cultural assets and improve accessibility as relevant.</p>	<p>distinctiveness and character of the existing settlement. Respecting or enhancing the character of the site and its surroundings in terms of its proportion, form, massing, density, height, size, scale, materials and detailed design features.</p> <p>Designs and layouts for new development should, where possible, seek to avoid uniformity. Designs and layouts should seek to reflect the range and variety of buildings that have already been established in the settlement and maintain the character and charm of existing historic rural developments. Whenever possible, gaps in the built environment should be maintained and infill development resisted if it damages the character and appearance of the settlement.</p> <p>Ensure development of land in proximity to heritage assets and their settings, conserves, preserves, reflects and enhances the heritage asset and the historic environment in accordance with their significance.</p> <p>Ensure that the development does not cause an unacceptable adverse impact on the amenities of occupiers of existing or proposed nearby properties. Wherever possible, the significant views into and out of settlements should be preserved.</p> <p>EHHNP Policy 4 seeks to conserve and enhance the district's countryside, landscape, historic environment and cultural assets by:</p> <p>Proposals for new development that preserve and sustain designated Heritage Assets, the Conservation Area, the settings of the Heritage Assets or setting of the Conservation Area will be supported.</p> <p>Proposals for new development that recognise the importance of non-designated heritage assets and be sympathetic to their setting and character will be supported.</p> <p>Proposals for new development must show that they have investigated the Historic Environment Record and ensure that the any known or potential archaeological evidence is correctly investigated and reported.</p>
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	<p>EHHNP Policy 5 requires that: New development must clearly demonstrate that all opportunities to reduce light pollution have been taken with a particular focus on preventing sky glow from radiating upwards, and: limit light pollution and developers should strive not to allow new developments to worsen the existing levels of light pollution. This will limit unnecessary lighting and protect the character of the Conservation Area.</p> <p>Whilst not a policy, EHHNP Aspiration 4, seeks to: reduce the existing light levels by reviewing the choice of lighting in public places, the timing of its operation and providing guidance to homeowners to limit their light pollution by such measures as correctly directed lights that are controlled by timing devices. This will limit unnecessary lighting and protect the character of the Conservation Area.</p> <p>EHHNP Policy 6 seeks to enhance the district's countryside and landscape by:</p> <p>Relevant Proposals for new development must deliver a minimum overall net gain in biodiversity of 10% above the ecological baseline. Those that exceed the minimum will be encouraged and supported.</p> <p>Development that seeks to enhance biodiversity will be supported if they enhance public access to nature and incorporate such things as:</p> <ul style="list-style-type: none"> Create new woodlands, hedgerows and ponds; and, Creation of new wildlife habitats; and, Connect and enhance existing wildlife habitats; and, Provide opportunities for gardening, wildlife and food production within existing and new residential areas, including the utilisation of underused roadside verges for wildlife habitat, where it is safe to do so; and, Plant trees. <p>EHHNP Policy 7 seeks to enhance the district's countryside and landscape by designating 15 sites as Local Green Spaces.</p>
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		<p>EHHNP Policy 9 seeks to ensure that any infrastructure to improve Broadband capacity or Mobile Phone coverage in the Parish is sited sympathetically with the landscape and concealed.</p> <p>Whilst not a policy, EHHNP Aspiration 2 states:</p> <p style="padding-left: 40px;">This Parish seeks to obtain designation for the Four Pelham Buckle Milepost Markers in the Parish as Heritage Assets.</p> <p style="padding-left: 40px;">This Parish seeks, in liaison with WDC, to establish an Article 4 Direction that will control Permitted Development rights within the East Hoathly Conservation Area.</p> <p>Whilst not a policy, EHHNP Aspiration 3 states:</p> <p>This Parish seeks to obtain listing as Assets of Community Value:</p> <p style="padding-left: 40px;">Village Hall</p> <p style="padding-left: 40px;">Pavilion</p> <p style="padding-left: 40px;">Halland Chapel</p> <p>This Parish seeks to retain remaining Fingerpost Signs and to reinstate those that have been lost.</p> <p>This Parish seeks to retain remaining Post Boxes.</p> <p>Whilst not a policy, EHHNP Aspiration 5 states:</p> <p>This Parish seeks to provide community facilities for the residents of Halland (preferably in the North West quadrant of the A22/B2192). The facilities that would be supported are as follows:</p> <p style="padding-left: 40px;">An open/greenspace with Children’s Play Area accessible by the maximum number of residents without the need to cross a main road.</p> <p style="padding-left: 40px;">A community hall/meeting place.</p>
<p>10</p>	<p>To ensure development makes efficient use of land, buildings and</p>	<p>The emerging Wealden Local Plan will set out the direction and location of future growth in the Parish.</p>

	infrastructure, including previously developed land.	EHHNP Policy 8 seeks to retain existing businesses and key employment sites but allow change of use where this cannot be achieved. It also promotes local employment including mixed residential and commercial developments or small-scale social enterprises or live work units particularly where they reduce out-commuting. It also supports the diversification and development of agricultural businesses.
11	To improve the quality of the built environment and promote high quality and sustainable urban design, including preserving and, where possible, enhancing the district's heritage assets and their settings.	<p>EHHNP Policies 2, 3, 4, 5, 6 and 7 are central to improving the quality of the built environment and promoting high quality and sustainable urban design, including preserving and, where possible, enhancing heritage assets and the settings of heritage assets.</p> <p>The draft WDC East Hoathly Conservation Area Character Area Appraisal and the EHHNP Character Area Appraisal identify detractors which add little to or detract from the character of the Parish. These design features should be avoided in new developments or be factors to which designers should be sensitive.</p>
12	To provide a range of high quality homes, including affordable housing, to meet local needs.	<p>Matters associated with housing mix and tenure type will be set out in the emerging Wealden Local Plan.</p> <p>EHHNP Policy 1 states: <i>New housing development will be supported if it provides a mix of different house sizes to meet the needs of the local community and the proposal seeks to redress the imbalance of housing stock in the Parish. This would be through the delivery of a higher proportion of homes of one or two bedrooms and a greater balance of smaller homes for retirement and downsizing. New housing will also be supported if it reflects the needs of the older people, those with accessibility issues, wheelchair users and those with dementia.</i></p> <p>EHHNP Policy 3 states: <i>All new development in the Parish should contribute to the creation of high-quality places through a design-led approach and reflecting a thorough site appraisal. All buildings, spaces and the public realm should be well-designed, accessible for all ages and abilities and display a high level of architectural quality which responds positively to local context. Development proposals will be required to demonstrate that their design is in accordance with the provisions of the National Design Code and Wealden Design Guide 2008 and any subsequent design guide or code produced by WDC.</i></p>

		<p>The draft WDC East Hoathly Conservation Area Character Area Appraisal and the EHHNP Character Area Appraisal identify detractors which add little to or detract from the character of the Parish. These design features should be avoided in new developments or be factors to which designers should be sensitive. (See comments above on Character Area Assessment).</p> <p>Whilst not a policy, EHHNP Aspiration 1 states: This Parish will continue to support the work of the established East Hoathly with Halland Community Land Trust which is working to develop innovative, affordable housing to be held in perpetuity for the people of the Parish of East Hoathly with Halland.</p>
<p>13</p>	<p>To promote healthy, safe and inclusive communities, and promote equal opportunities including allowing people to remain independent.</p>	<p>EHHNP Policy 1 states: New housing development will be supported if it provides a mix of different house sizes to meet the needs of the local community and the proposal seeks to redress the imbalance of housing stock in the Parish. This would be through the delivery of a higher proportion of homes of one or two bedrooms and a greater balance of smaller homes for retirement and downsizing. New housing will also be supported if it reflects the needs of the older people, those with accessibility issues, wheelchair users and those with dementia.</p> <p>EHHNP Policy 3 seeks to promote healthy, safe and inclusive communities and promote equal opportunities by supporting designs that:</p> <p>Reflect the traditional layout of rural settlements avoiding cul-de-sacs where possible. If cul-de-sacs are proposed, they should reflect the best examples of the Parish with permeability and access to allow pedestrians and cyclists to have connections through the cul-de-sac to the remainder of the settlement and its surroundings.</p> <p>Designs should seek to avoid road layouts where the width of the road, or curves in the road, create a situation that is vulnerable to the road being blocked by parked vehicles.</p> <p>Ensure the layout and the design takes account of the potential users of the development to promote active travel and provide safe, convenient and attractive links within the</p>

		<p>development and to existing networks for people with disabilities and restricted mobility, pedestrians, cyclists and public transport users.</p> <p>Ensure that site layout and building design helps to provide a safe and secure environment which promotes the health and wellbeing of residents, reduces social isolation, supports healthy lifestyles and improves social cohesion by providing places for people to meet and sit in open spaces and greenspaces.</p> <p>EHHNP Policies 6 and 7 both seek to protect and enhance the Natural Environment and Green Spaces which are important factors in the physical health of residents and their mental wellbeing.</p>
<p>14</p>	<p>To ensure access to local services and facilities, including local shopping, leisure facilities, open space, the countryside and sport and recreation opportunities.</p>	<p>EHHNP Policy 3 seeks to ensure access to local services and facilities by:</p> <p>Ensure the layout and the design takes account of the potential users of the development to promote active travel and provide safe, convenient and attractive links within the development and to existing networks for people with disabilities and restricted mobility, pedestrians, cyclists and public transport users.</p> <p>Ensure that adequate infrastructure, services and community facilities are, or will be, made available to serve the development. New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan.</p> <p>Whilst not a policy, EHHNP Aspiration 3 states:</p> <p style="padding-left: 40px;">This Parish seeks to obtain listing as Assets of Community Value:</p> <p style="padding-left: 80px;">Village Hall</p> <p style="padding-left: 80px;">Pavilion</p> <p style="padding-left: 80px;">Halland Chapel</p> <p>Whilst not a policy, EHHNP Aspiration 5 states:</p> <p>This Parish seeks to improve the Sports Ground and upgrade the Pavilion.</p>

		<p>This Parish seeks to provide community facilities for the residents of Halland (preferably in the North West quadrant of the A22/B2192). The facilities that would be supported are as follows:</p> <p>An open/greenspace with Children’s Play Area accessible by the maximum number of residents without the need to cross a main road.</p> <p>A community hall/meeting place.</p> <p>Whilst not a policy, EHHNP Aspiration 7, seeks to create a safe footpath and cycleway connecting East Hoathly and Halland that can be used by all residents in all weathers.</p> <p>This Parish seeks to establish an Information Point for residents and visitors to discover information about the local walks, heritage and places of refreshment.</p>
15	To reduce reliance on private transport modes, enable alternatives to the car, and enhance safer routes and permeability for walkers and cyclists.	<p>This Parish is already predominantly car dependent and is likely to remain so.</p> <p>EHHNP Policy 3 states: Ensure the layout and the design takes account of the potential users of the development to promote active travel and provide safe, convenient and attractive links within the development and to existing networks for people with disabilities and restricted mobility, pedestrians, cyclists and public transport users.</p> <p>Whilst not a policy, EHHNP Aspiration 7, seeks to create a safe footpath and cycleway connecting East Hoathly and Halland that can be used by all residents in all weathers.</p>
16	To increase the vitality, viability and uniqueness of the district’s existing town centres, local centres and village centres.	<p>EHHNP Policy 8 seeks to support existing businesses in the village centre and provide opportunities to adapt, change use and provide additional local employment.</p> <p>Whilst not a policy, EHHNP Aspiration 7 seeks to: establish an Information Point for residents and visitors to discover information about the local walks, heritage and places of refreshment.</p>
17	To promote sustainable economic	

	<p>growth and employment opportunities, including access to high quality jobs.</p>	<p>Matters relating to economic growth and employment opportunities will be set out in the emerging Wealden Local Plan.</p> <p>EHHNP Policy 8 seeks to support existing businesses and provide opportunities to adapt, change use and provide additional local employment.</p> <p>Whilst not a policy, EHHNP Aspiration 6 states that:</p> <p>The Parish will investigate the establishment of a Community Fibre Partnership to improve Broadband service.</p> <p>It is hoped that developers installing fibre optic broadband cable to new developments might consider providing the same fibre optic cabling to adjacent homes.</p> <p>This is an important matter for many businesses and those who work from home.</p>
18	<p>To improve the level of skills, education and training of the population.</p>	<p>Matters relating to education and training will be set out in the emerging Wealden Local Plan and by the Local Education Authority.</p>

Summary

57. Table 13 shows a Summary of the EHHNP Preferred Policy Options against the WDC SOs. It demonstrates a positive response to achievement of sustainable development in the Parish of East Hoathly with Halland.

Table 13 – Summary of EHHNP Preferred Policy Options compared with WDC SOs

WDC SO	EHHNP Preferred Policy Option								
	1	2	3	4	5	6	7	8	9
1	+/-	+	0	0	0	0	0	0	0
2	+/-	+	0	0	0	+	0	0	0
3	+/-	+	0	0	0	0	0	0	0
4	+/-	+	0	0	+	+	0	+	0
5	-	0	+	0	0	+	++	0	0
6	-	+	0	0	0	0	0	0	0
7	-	0	0	0	0	+	++	0	0
8	-	0	0	0	0	0	0	0	0

9	-	0	+	+	0	+	0	0	0
10	-	0	0	0	0	0	0	+	0
11	-	0	+	+	0	0	0	0	0
12	+	0	0	0	0	0	0	0	0
13	+	0	0	0	0	0	0	0	+
14	+	0	0	0	0	0	0	0	+
15	-	0	+	0	0	0	0	0	0
16	+	0	0	0	0	0	0	0	0
17	0	0	0	0	0	0	0	+	0
18	0	0	0	0	0	0	0	0	0

58. The current Local Plan proposes no growth for this Parish. Speculative development proposals have seen WDC approve the following recent planning applications:

- a. WDC granted planning consent for 205 homes in East Hoathly on Hesmond's Stud land on 22 October 2022.⁶
- b. WDC rejected a planning application for 55 homes on South Street in East Hoathly in 2020 but the applicant successfully appealed the decision and this application now has outline planning consent.⁷
- c. WDC granted planning consent for 2 homes in East Hoathly on Buttsfield Lane on 29 March 2021.⁸

59. This would result in an increase of 262 new homes on greenfield agricultural land. This will have inevitable environmental consequences and the SA will be required to be revisited in due course. The emerging Wealden Local Plan may propose additional growth and again, this is most likely to be new homes on greenfield agricultural land. This again, will require the SA to be revisited in due course.

Conclusion

60. The EHHNP Preferred Policy Options appraised against the WLP Sustainability Objectives shows that the EHHNP represents sustainable development.

⁶ Planning Application WD/ 2022/0341/MAJ dated 11 Feb 2022.

⁷ Planning Application WD/2019/1674/MAO Appeal Decision Notice dated 27 Jul 2021.

⁸ Planning Application WD/ 2020/1472/F dated 29 Mar 2021.