



Lewes Neighbourhood Plan

Sustainability Appraisal Report

Annex F: Assessment of Neighbourhood Plan Policies

Prepared on behalf of:

Lewes Town Council and South Downs National Park Authority

Date: May 2018

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Contract No:	C0080
Issue:	3
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Version Control Record				
Issue	Status	Date	Reviewer Initials	Author Initials
1	Draft	28/04/17		KD
2	Final Version	04/05/17	VP	KD / VP
3	Updated for Submission	03/05/18		VP

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1 Introduction

This annex presents the findings of the assessment of the Plan policies, before and after mitigation and enhancement measures have been considered by the Neighbourhood Plan Group.

A draft of the Lewes Neighbourhood Plan policies was assessed in March 2017. The plan as a whole (excluding the allocation sites because they had not been chosen at the time of the assessment) was assessed against the SA Framework. Mitigation measures were put forward to address any potential negative or uncertain effects identified and enhancement measures were also identified which could help to improve the sustainability of the Neighbourhood Plan. Table F.3 presents the assessment of the draft Lewes Neighbourhood Plan and a 'no Neighbourhood Plan' alternative. Mitigation and enhancement measures are identified at the end of table to address potential negative and uncertain effects.

Table F.4 presents the residual effects of the Lewes Neighbourhood Plan policies. The first table presents the assessment of the policies excluding the site allocation policies. The effects of the site allocation policies are presented separately, in Tables F.5 to F.24.

No significant changes were made to the Submission version of the Neighbourhood Plan. In April 2018 an updated HRA Screening Statement was published by the South Downs National Park Authority¹ and the assessments presented in Section 4 have been updated to reflect the conclusions of the Statement.

¹ Habitats Regulations Assessment Screening Statement for the Lewes Neighbourhood Development Plan (South Downs National Park Authority, April 2018)

1.1 Significance and Nature of Effects

Significance and nature of effects are defined in Tables F.1 and F.2.

Table F.1: Key to Significance						
Significance colour / symbol	++ Significant positive	+ Minor positive	- Minor negative	-- Significant negative	0 Neutral	? Uncertain
Definitions of Significance	Policy or option supports the achievement of this objective and all of the decision making criteria and could result in a potentially significant beneficial effect	Policy or option supports the achievement of this objective although it may have only a minor beneficial effect	Policy or option appears to conflict with the achievement of this objective and may result in minor negative effects.	Policy or option works against the achievement of this objective and may result in a potentially significant negative effect e.g. loss of all or part of a designated ecological site of national importance.	Policy or option has no impact or effect and is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant	Uncertain or insufficient information on which to determine the appraisal at this stage

Table F.2: Nature of Effects Definitions	
Cumulative Effects	<p>Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan (e.g. noise, dust and visual) have a combined effect. Includes synergistic effects where interactions produce a total effect greater than the sum of the individual effects.</p> <p>Cumulative effects are also taken to mean 'in-combination effects' under the Habitats Directive, where other plans or projects in combination with a plan might affect European sites.</p>
Direct / Indirect	Distinguishes between effects that are a direct result of the development / policy (e.g. land loss) or are secondary i.e. they occur away from the original effect or as a result of a complex pathway.
Duration	Short term: 0 – 5 years; Medium term: 5 - 12 years (e.g. beyond short term and up to the end of the plan period); Long-term: 12+ years (e.g. beyond the end of the plan period)
Frequency	Described in this report as either: Continual; or Defined by number of occurrences (e.g. per annum); or Intermittent.
Irreversible	The receptor would require significant intervention to return to (future) baseline condition, e.g. development of greenfield land for housing developments.
Magnitude	High 80%+ receptor or environmental capacity affected; Medium 40-80% of receptor or environmental capacity of affected; Low 20-40% of receptor or capacity affected
Permanent	Lasting or intended to last or remaining unchanged indefinitely e.g. development of land for housing or continual effects from traffic
Probability	Low: 20-40% e.g. not likely that a receptor will be affected or effect will occur based on available evidence; Medium: 40-80%; High: >80% e.g. highly likely that a receptor will be affected or effect will occur based on available evidence.
Reversible	The receptor can return to (future) baseline condition without significant intervention, e.g. management or operational measures.
Spatial extent	Local – Effects contained to within the Lewes Neighbourhood Plan area; District / South Downs National Park - Effects extend beyond Neighbourhood Plan area into wider area; Regional – effects within the South East; National - Effects within England or the UK but extending beyond region; International / Transboundary - Effects extending beyond the UK

2 Findings of the Assessment of the Draft Plan Policies and 'No Plan' Alternative

Table F.3 Assessment of the Draft Lewes Neighbourhood Plan Policies and 'No Plan' Alternative							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible / Reversible	Magnitude / Spatial Extent
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>1.1 Contribute to a reduction in crime through the design of new developments.</p> <p>1.2 Ensure that new developments improve health and wellbeing through encouraging walking and cycling and provision of open space / recreational facilities.</p>	<p>Lewes NP</p> <p>Policies HC1 and HC2 support retention of health facilities and the development of the new Health Hub.</p> <p>Policy AM1 promotes active travel options in the town; protecting and enhancing walking and cycling routes and ensuring new developments have active accessibility to facilities.</p> <p>Several policies within the plan seek to improve air quality (e.g. policy AM3) which should have an indirect positive effect on health.</p> <p>Policy SS3 seeks to maintain a network of green infrastructure throughout the town and creating new corridors, recognising its importance for recreation and health.</p> <p>Designing out crime is not mentioned and therefore only a minor positive effect is identified.</p>	+	Indirect / potential positive cumulative effect on health and well being	Long	Permanent Reversible	Local High

Table F.3 Assessment of the Draft Lewes Neighbourhood Plan Policies and 'No Plan' Alternative							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible / Reversible	Magnitude / Spatial Extent
	1.3 Support the identification of need for and the provision of new healthcare facilities.	<p>'No plan' alternative</p> <p>'no plan' is likely to result in a neutral effect as it would maintain the status quo, where the Health Hub is proposed; walking and cycling would be possible for some but facilities (paths and routes) would not necessarily be improved to facilitate greater health benefits.</p>	0	N/A	N/A	N/A	N/A
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	2.1 Support community cohesion	<p>Lewes NP</p> <p>Policy HC1 seeks to retain and enhance 'community facilities' including places where people and meet and "neighbours can get to know each other".</p> <p>Several policies within the plan seek to ensure that developer contributions are received from the strategic development sites to benefit the community, such as policy AM1. Policy SS2 seeks to maintain and develop a clear network of well-designed social and civic spaces which will help to support the cultural life of the town and community cohesion.</p>	++	Direct	Long	Permanent Reversible	Local High
		<p>'No plan' alternative</p> <p>Likely to result in a neutral effect as it will maintain the status quo. No specific community cohesion issues have been identified within the baseline data.</p>	0	N/A	N/A	N/A	N/A

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SA3. To improve accessibility to all services and facilities.	<p>3.1 Encourage the development of appropriate services and facilities in development schemes.</p> <p>3.2 Provide sustainable access to the town centre and local centres.</p>	<p>Lewes NP</p> <p>Policy HC1 seeks to retain existing 'community facilities' which are loosely defined within the supporting text. The policy is strong with regards to potential change of use from retail but weaker with regards to other uses, such as a community buildings. Enhancement of existing facilities is encouraged by the policy.</p> <p>Policy HC2 supports new community facilities and again the supporting text loosely defines these to include retail facilities, community buildings, health facilities.</p> <p>Policy AM1 promotes active travel options in the town; protecting and enhancing walking and cycling routes and ensuring new developments have active accessibility to facilities.</p> <p>Policy AM2 seeks to protect and improve public transport services and facilities, including protecting the bus station location, unless it is integrated with the train station.</p>	++	Direct	Long	Permanent Reversible	Local
		<p>'No plan' alternative</p> <p>This alternative could result in a potential minor negative cumulative effect due to a loss of community facilities / infrastructure over the long term.</p>	-	Cumulative	Long	Permanent Irreversible	Local Medium

Table F.3 Assessment of the Draft Lewes Neighbourhood Plan Policies and 'No Plan' Alternative							
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SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	4.1 Work with other partners to develop a high quality, safe access network and better links between buses and the train station and cycling opportunities 4.2 Minimise the impact of cars and car parking on the town.	<p>Lewes NP</p> <p>Policy HC5 Sustainable Tourism seeks to protect and signpost pedestrian and cycle routes to the downs from the railway and bus station.</p> <p>Policy AM2 seeks to protect and improve public transport services and facilities, including protecting the bus station location, unless it is integrated with the train station.</p> <p>Policy AM1 seeks to improve the walking and cycling network in the town and link it to routes in the surrounding countryside. This policy also seeks to make the central streets more pedestrian friendly and as car-free as possible. Policy AM3 supports the rationalisation of car parks in the town to create an easier to understand system. The supporting text of policy AM3 supports the rationalisation of car parks and their redevelopment if appropriate.</p>	++	Direct	Long	Permanent Irreversible	Local Medium
		<p>'No plan' alternative</p> <p>The situation would stay the same, with opportunities for a better integrated sustainable transport system in Lewes not being acted upon.</p>	0	N/A	N/A	N/A	N/A

Table F.3 Assessment of the Draft Lewes Neighbourhood Plan Policies and 'No Plan' Alternative							
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SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability	5.1 Provide affordable housing for local people which meets the needs of communities now and in the future. 5.2 Make appropriate provision for the accommodation needs of older generations.	Lewes NP Policy PL1 supports the delivery of affordable housing which supports the achievement of this objective. It encourages the provision of 1-3 bed homes to meet local housing need. Policy PL2 requires, where possible, that the Rowntree standards for disabled living are met or are be capable of being readily adapted. It does not make any other specific provision with regards to the needs of older generations. Some of the housing allocations could be particularly suitable for older generations with regards to their location – i.e. level accessibility to many services and facilities. TBC when allocations have been chosen. Policy PL4 actively encourages new and existing homes to incorporate water and energy saving measures and renewable energy generation.	+ TBC – could be significant positive once housing allocations are known	Direct	Long	Permanent Irreversible	Local Low
		'No plan' alternative Would provide affordable housing to meet local needs – 40% on developments of 10 or more dwellings and some contributions for developments below 10 dwellings. Core policy 2 of the Lewes District Core Strategy requires delivery of housing to accommodate needs of older people and disabled.	+	Direct	Long	Permanent Irreversible	Local Low

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SA6. To encourage increased engagement in cultural activity across all sections of the community in the SDNP and promote sustainable tourism	6.1 Support sustainable tourism	<p>Lewes NP</p> <p>Policy HC5 supports proposals which can demonstrate that they will have a positive impact on tourism. This policy also sets out a number of measures to better accommodate tourists within the town.</p> <p>Policy HC1 also seeks to protect community facilities, such as public WCs, which also improve visitors experiences.</p> <p>Policy SS2 seeks to maintain and develop a clear network of well-designed social and civic spaces that can help support the cultural and economic life of the town.</p>	++	Direct	Long	Permanent Reversible	Local / national High
		<p>'No plan' alternative</p> <p>Core Policies 4 and 5 of the Lewes District Local Plan support sustainable tourism in the District which includes Lewes town but the plan does not contain any specific projects / proposals for Lewes town therefore a minor positive effect is recorded.</p>	+	Direct	Long	Permanent Reversible	Local / national High

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SA7. To reduce air, noise and light pollution	7.1 Do not increase light pollution. 7.2 Do not impact on the tranquillity of the area. 7.3 Improve air quality	<p>Lewes NP</p> <p>Policy AM3 seeks to increase electric car charging points in car parks and expects developers to contribute to their provision, in order to create a network of charging points across the town. This will contribute to reducing air pollution in Lewes. This policy also seeks a new park and ride facility, subject to viability assessments.</p> <p>Policies AM1 and AM2 seek to reduce the impact of private vehicles on Lewes.</p> <p>The NP policies do not address light pollution from new developments which could result in a significant negative effect. However, the emerging SDNP Local Plan (Preferred Options) includes Strategic Policy SD9 which seeks to limit light pollution in all new developments.</p> <p>Mitigation for air quality and noise identified in site assessments. Will be updated once site allocations are chosen.</p>	+	Direct	Long	Permanent Irreversible	Local/ national High
		<p>'No plan' alternative</p> <p>Would not address reducing air pollution in the town through facilitating more walking and cycling and the use of electric cars. The 'no plan' alternative would also not avoid upward light transmission in new developments. The Lewes District Core Strategy does not include any</p>	+	Direct	Long	Permanent Irreversible	Local/ national High

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		specific policies which limit upward light transmission in all developments. However, the emerging SDNP Local Plan (Preferred Options) includes Strategic Policy SD9 which seeks to limit light pollution in all new developments.					
SA8. To conserve and enhance landscape character.	8.1 Conserve and enhance the landscape character 8.2 Seek good design which complements and enhances the existing character	<p>Lewes NP</p> <p>Policy PL2 seeks good design which complements and enhances the Lewesian built environment; with requirements for design to respect and enhance the conservation areas and modern techniques and designs encouraged outside of the historic core.</p> <p>Policy HC3 seeks to protect the townscape of Lewes.</p> <p>The NP supporting text includes design guidance for proponents of new developments.</p> <p>Policy SS3 seeks to preserve iconic views from the town to the countryside and the town from the downland; requires sensitivity of landscape quality to be recognised and enhanced.</p> <p>Policy SS4 seeks to preserve the river corridor and maintain cycling and walking access to the riverside. This will contribute to maintaining this important setting to Lewes town, particularly the historic core and conservation areas.</p>	++	Direct	Long	Permanent Irreversible	Local High

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		<p>'No plan' alternative</p> <p>Specific design guidance for Lewes would not exist. Design of new developments would not be so closely controlled in this scenario but would be unlikely to result in a negative effect.</p>	+	Direct	Long	Permanent Irreversible	Local Medium
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	9.1 Protect water resources from pollution. 9.2 Encourage efficient use of water in new developments.	<p>Lewes NP</p> <p>Policy PL4 actively encourages water efficiency measures in new buildings.</p> <p>Water quality impacts are considered in the sites assessments. Minor positive effect reflects the fact that only one sub-objective is currently being addressed. Will be updated once sites are chosen.</p>	+	Direct	Long	Permanent Irreversible	Local Medium
		<p>'No plan' alternative</p> <p>The Lewes District Core Strategy core policy 10 protects watercourses from the effects of development, such as from construction. Core Policy 11 requires developments to “Adequately addresses the need to reduce resource and energy consumption” but it is not certain what level of water efficiency would be required. Building regulations require increasingly higher standards of water efficiency and therefore the no plan alternative</p>	+ / ?	Direct	Long	Permanent Irreversible	Local Medium

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		could result in a minor positive effect but with some uncertainty.					
SA10. Protect soil resources and make the most efficient use of land	10.1 Achieve efficient use of land.	<p>Lewes NP</p> <p>Policy PL1 directs new housing away from greenfield sites which will make efficient use of land in delivering the 220+ housing target set by the Core Strategy.</p> <p>Policy PL2 encourages efficient use of land by encouraging the flat roofs of industrial and commercial buildings to be green and to support solar panels.</p> <p>Policy SS3 seeks to promote community food production.</p>	++	Direct	Short	Permanent Reversible	Local Medium
	10.2 Protect soil resources		<p>'No plan' alternative</p> <p>Development could potentially come forward on greenfield land without the direction in policy PL1. Uncertain effect for SA10 for this alternative scenario.</p>	?	N/A	N/A	N/A
SA11. To ensure the SDNP communities are prepared	11.1 Minimise the risk of flooding to new development through application	<p>Lewes NP</p> <p>Policy PL3 requires all development proposals to increase flood resilience in Lewes and in the surrounding area; address flood risk and not increase flood risk on adjacent areas up or down stream.</p>	++	Direct	Long	Permanent Irreversible	Local High

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for the impacts of climate change.	of the sequential and exception tests.	The design code encourages design which is resilient to climate change, such as avoiding solar gain.					
	11.2 Encourage design which is resilient to climate change including hotter, drier summers and more extreme weather events. 11.3 Promote the uptake of sustainable drainage systems. 11.4 Support the development of a strategic network of green infrastructure	Policy HC4 seeks to avoid the conversion of post 1990 offices to residential to avoid increasing risk in the flood zone. The design guidance requires all sites to incorporate sustainable drainage and the supporting text also requires the principles of SDS to be incorporated into all developments. Supporting text to Policy PL1 references the need to provide emergency shelter for flood victims. Policy SS3 seeks to protect the existing GI network and create new corridors. This policy also seeks new outside space in all new developments and contributions for additional trees cover and biodiversity improvements.					
		'No plan' alternative The Lewes District Core Strategy core policy 12 require developments to be resilient to climate change but does include specific design requirements for developments such as designing in shade and avoiding solar gain. This alternative would not specifically encourage reduction in magnitude of flood risk, i.e. requirements relating to	+	Direct	Long	Permanent Irreversible	Local High

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		office conversion in policy HC4 and a minor positive effect is therefore recorded.					
SA12. To conserve and enhance the region's biodiversity.	<p>12.1 Maintain a functioning ecological network and improve the resilience of natural systems, flora, fauna, soils and semi-natural habitat.</p> <p>12.2 Improve Biodiversity</p> <p>12.3 Protect and enhance the capacity of ecosystem services.</p> <p>12.4 Conserve, enhance, restore, expand and reconnect areas of priority habitat ('Bigger, better, more and joined').</p>	<p>Lewes NP</p> <p>Policy LE2 Biodiversity requires all development proposals to demonstrate how they will achieve a net improvement in biodiversity, on or offsite. The granting of planning permission will be favour schemes that can demonstrate a net gain in biodiversity.</p> <p>Policy LE1 Natural Capital requires a natural capital assessment for all developments over 5 dwellings in size; it requires that the ecosystem services currently provided by a site are maintained once the site is developed; the granting of planning permission will favour those schemes that protect the existing natural capital. Although the supporting text does, the policy itself does not aim to enhance the capacity of ecosystem services. High magnitude as the majority of ecosystem services in the plan area could be affected by development.</p> <p>No specific reference to increasing priority species in and around Lewes in policies or supporting text.</p> <p>Policy SS3 seeks to protect the existing GI network and create new corridors. This policy also seeks new outside</p>	+	<p>Direct and cumulative positive effect from increasing biodiversity across the plan area.</p> <p>Direct and cumulative positive effect from protecting natural capital and ecosystem services.</p>	Long	Permanent Reversible	Local High

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		space in all new developments and contributions for additional trees cover and biodiversity improvements. Policy SS3 seek to protect wildlife corridors and priority habitats but the wording is weak.					
		'No plan' alternative Without the NP, larger development sites (of 5 dwellings or more) within the town will not specifically protect ecosystem services. The Lewes District Core Strategy does not promote maintenance or enhancement of ecosystem services but the emerging South Downs National Park Local Plan is likely to promote ecosystem services. As the Local plan is still emerging, an uncertain effect is identified.	?	N/A	N/A	N/A	N/A
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	13.1 Support low carbon / renewable energy generation.	Lewes NP Policy PL4 fully supports and encourages low and zero carbon developments; the installation of low carbon / renewable generation within new developments and encourages retrofitting existing buildings.	++	Direct	Long	Permanent Irreversible	Local / global
		'No plan' alternative Building regulations require increasingly higher standards of energy efficiency. The Lewes District Core Strategy core policy 11 requires developments to	+	Direct	Long	Permanent Irreversible	Local / global

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		“Adequately addresses the need to reduce resource and energy consumption” but it is not certain what level of energy efficiency would be required and this applies to new developments and not existing developments.					
SA14. Conserve and enhance the historic environment, heritage assets and their settings	<p>14.1 Help the historic environment adapt to changing conditions arising from climate change (warmer, wetter, infestations etc.)</p> <p>15.2 Protect designated and non-designated heritage assets from the potential effects of developments and seek overall enhancements.</p>	<p>Lewes NP</p> <p>Policy HC3 Heritage Protection seeks to protect townscape, heritage assets not already designed, the conservation areas, the historic core and historic fabric of Lewes. Policy seeks enhancement as well as protection, particularly in relation to buildings which are currently causing harm to the conservation areas. The policy does not mention the need for adaptation of historic assets to climate change.</p> <p>Policy HC3 does not specifically protect designated assets. It focuses more on townscape than protection of specific heritage assets. Scheduled monuments are not mentioned and neither is archaeology. Therefore only a minor positive effect is identified.</p> <p>Policy SS1 seeks to protect and enhance the network of historic streets and lanes of the historic core of the town.</p> <p>Policy SS4 seeks to preserve the river corridor and maintain cycling and walking access to the riverside. This will contribute to maintaining this important setting</p>	+	Direct	Long	Permanent Reversible	Local / national High

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		to Lewes town, particularly the historic core and conservation areas.					
		<p>'No plan' alternative</p> <p>Without the plan the historic streets of the historic core of Lewes might not be well protected. The historic assets of the town would be protected by the policies of the Core Strategy and the emerging Local Plan, such as through Lewes District Core Strategy Core Policy 11.</p>	+	Direct	Long	Permanent Reversible	Local / national High
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	<p>15.1 Encourage development of appropriate infrastructure and employment sites to support local businesses, communities & tourism.</p> <p>15.2 Protect and enhance the role of Lewes' heritage assets in the town's economy by making best use of their</p>	<p>Lewes NP</p> <p>Policy HC4 seeks to protect and enhance the existing employment land and premises across the plan area.</p> <p>Policy HC5 supports sustainable tourism. Policies HC1 and HC2 seek to protect and enhance local retail, thereby maintaining the market town functions of Lewes.</p> <p>The NP policies do not specifically support the food and drink sector but do support manufacturing, which is a traditional sector in the town, amongst others such as brewing.</p> <p>The NP policies support the provision of live work units and the protection of employment land within the town. These will help to support the retention of local skills and the potential for others to gain employment in the town.</p>	+	Direct	Long	Permanent Reversible	Local Medium

Table F.3 Assessment of the Draft Lewes Neighbourhood Plan Policies and 'No Plan' Alternative							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible / Reversible	Magnitude / Spatial Extent
	heritage significance.	However, the policies do not specifically support improving local skills.					
	15.3 Recognise and support core sectors of the South Downs economy such as food & drink, and tourism. 15.4 Maintain Lewes' market town functions. 15.5 Support improving local skills.	'No plan' alternative Core Strategy / Local Plan policies would need to be relied upon to protect employment uses, skills and land. Manufacturing and the provision of live-work units which could support crafts people therefore might not be specifically supported, which could result in minor negative effects for the economy.	-	Direct	Long	Permanent Reversible	Local Medium
Mitigation and enhancement measures							
Mitigation to address potential negative and uncertain effects:							
SA15: Policy HC4 (4) should require the campsite to have sustainable transport access to the town centre to avoid increasing private vehicle trips into the centre.							
Enhancement opportunities to improve sustainability performance:							
SA7: The Design Guide could include limiting transmission of light upwards into the night sky in line with the emerging Local Plan (Preferred Options) includes Strategic Policy SD9.							

Table F.3 Assessment of the Draft Lewes Neighbourhood Plan Policies and 'No Plan' Alternative							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible / Reversible	Magnitude / Spatial Extent
		SA8: Policy PL2 could also reference views of Lewes from the surrounding downland for all developments outside the historic core, not just those on the roofs of commercial buildings. The Design Guidance should be referred to in Policy PL2 in order to give it more 'weight'.					
		SA11: Policy HC4 – It would be more robust to refer to formal flood zones in the policy. If not, the 2000 inundation should be shown on a map and a reference included in the policy. Policy PL3 (1) should be reworded: "All development proposals should adequately address potential flood risk <u>resulting</u> from the river Ouse, resulting from rising sea levels, groundwater and rainwater run-off."					
		SA12: The plan could perform more positively if the wording of Policy LE1 Natural Capital encouraged the enhancement of the capacity of ecosystem services in developments, as the supporting text does. Policy SS3 (6) should be more strongly worded: "Wildlife corridors and priority habitats will be recognised and protected where possible from development proposals that would result in their loss or harm to their character, setting, accessibility, appearance, quality, or amenity value. <u>If necessary, rerouting of corridors or offsite compensation can be considered.</u> " Recommend that the Design Guidance refers to priority habitats and species under the heading 'BIODIVERSE'.					
		SA14: Policy HC3 (1) does not mention scheduled monuments, archaeology and currently unidentified heritage assets and these should be included within the policy. The supporting text for this policy should recognise the potential need for heritage assets to adapt to climate change.					
		SA3: policy HC1 seeks to retain 'community facilities'. These are loosely defined in the supporting text as shops, community centres, the bus and train stations, waste recycling centre and public WCs. A clearer definition could make this policy more robust. Recommend changing 'community facilities' to 'community infrastructure'?					
		SA4: Policy HC4 could do more to encourage sustainable transport within the tourism sector, such as requiring large scale tourism developments (accommodation or attractions) to submit a travel plan and to encourage visitors to travel by sustainable means.					
		SA5: Policy PL4 should be reworded to encourage water efficiency measures in new and existing buildings. The current wording refers only to design of buildings but it should be reworded to also include fixtures / fit out or the performance of a building as a whole with regards to water efficiency. Not many water efficiency measures can be designed into a building; the fixtures which are specified will affect efficiency too.					

Table F.3 Assessment of the Draft Lewes Neighbourhood Plan Policies and 'No Plan' Alternative							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible / Reversible	Magnitude / Spatial Extent
		SA6: Policy HC4 could do more to encourage sustainable transport within the tourism sector, such as requiring large scale tourism developments (accommodation or attractions) to submit a travel plan and to encourage visitors to travel by sustainable means. Policy HC6 could encourage low environmental impact tourism, such as by promoting tourism accreditations such as 'Nordic Swan', 'Green Globe 21' etc.					
		SA13: Policy PL4 (2) should refer to low carbon onsite energy generation not just 'onsite energy generation'. The supporting text of Policy PL4 could be clearer on the need to balance visual impacts of renewable power generation within the conservation areas. The Local Plan mentions that advice needs to be sought on solar panels etc in conservation areas and therefore it would be appropriate to mention that there may be restrictions on renewable energy generation in the conservation areas in the NP.					
		SA15: Policy HC4(2) could be reworded to refer to change of use to remove employment 'use', rather than employment 'land'? This would capture potential loss of employment space within mixed use buildings. Policy HC4 could go further to promote the development of live / work units which are mentioned in the supporting text. Policy HC4 could also specifically support the food and drink sector as well as manufacturing. Policy HC4 could do more to promote the development of local skills, such as requiring the strategic developments to include a construction employment strategy to include local companies who offer apprenticeships or a certain percentage of local labour to be employed in construction.					
		Although the supporting text to policies HC4 and HC3 recognises the role that the heritage assets and appearance of Lewes plays in attracting visitors to the town, neither policy promotes making the best use of heritage assets to support the local economy. The plan would perform more positively under SA15 if policy wording were added to encourage the enhancement of heritage assets for economic purposes. This could potentially be done at the project level, such as through contributions to museum improvements, signage / provision of information for visitors or facilitation / promotion of customs and events.					

3 Residual Effects of the Plan Policies

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>1.1 Contribute to a reduction in crime through the design of new developments.</p> <p>1.2 Ensure that new developments improve health and wellbeing through encouraging walking and cycling and provision of open space / recreational facilities.</p> <p>1.3 Support the identification of need for and the provision of new healthcare facilities.</p>	<p>Policies HC1 and HC2 support retention of health facilities and the development of the new Health Hub.</p> <p>Policy AM1 promotes active travel options in the town; protecting and enhancing walking and cycling routes and ensuring new developments have active accessibility to facilities.</p> <p>Several policies within the plan seek to improve air quality (e.g. policy AM3) which should have an indirect positive effect on health. Policy SS3 seeks to maintain a network of green infrastructure throughout the town and creating new corridors, recognising its importance for recreation and health.</p> <p>Designing out crime is not mentioned and therefore only a minor positive effect is identified.</p>	+	Indirect / potential positive cumulative effect on health and well being	Long	Permanent Reversible	Local High

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	2.1 Support community cohesion	<p>Policy HC1 seeks to retain and enhance ‘community facilities’ including places where people and meet and “neighbours can get to know each other”.</p> <p>Several policies within the plan seek to ensure that developer contributions are received from the strategic development sites to benefit the community, such as policy AM1. Policy SS2 seeks to maintain and develop a clear network of well-designed social and civic spaces which will help to support the cultural life of the town and community cohesion.</p>	++	Direct	Long	Permanent Reversible	Local High

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
SA3. To improve accessibility to all services and facilities.	<p>3.1 Encourage the development of appropriate services and facilities in development schemes.</p> <p>3.2 Provide sustainable access to the town centre and local centres.</p>	<p>Policy HC1 seeks to retain existing ‘community facilities’ which are loosely defined within the supporting text. The policy is strong with regards to potential change of use from retail but weaker with regards to other uses, such as a community buildings. Enhancement of existing facilities is encouraged by the policy.</p> <p>Policy HC2 supports new community facilities and again the supporting text loosely defines these to include retail facilities, community buildings, health facilities.</p> <p>Policy AM1 promotes active travel options in the town; protecting and enhancing walking and cycling routes and ensuring new developments have active accessibility to facilities. Policy AM2 seeks to protect and improve public transport services and facilities, including protecting the bus station location, unless it is integrated with the train station.</p>	++	Direct	Long	Permanent Reversible	Local

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	<p>4.1 Work with other partners to develop a high quality, safe access network and better links between buses and the train station and cycling opportunities</p> <p>4.2 Minimise the impact of cars and car parking on the town.</p>	<p>Policy HC5 Sustainable Tourism seeks to protect and signpost pedestrian and cycle routes to the downs from the railway and bus station. The policy requires large scale tourism developments to submit a travel plan and to encourage visitors to travel by sustainable means.</p> <p>Policy AM2 seeks to protect and improve public transport services and facilities, including protecting the bus station location, unless it is integrated with the train station.</p> <p>Policy AM1 seeks to improve the walking and cycling network in the town and link it to routes in the surrounding countryside. This policy also seeks to make the central streets more pedestrian friendly and as car-free as possible. Policy AM3 supports the rationalisation of car parks in the town to create an easier to understand system. The supporting text of policy AM3 supports the rationalisation of car parks and their redevelopment if appropriate.</p>	++	Direct	Long	Permanent Irreversible	Local Medium

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability	<p>5.1 Provide affordable housing for local people which meets the needs of communities now and in the future.</p> <p>5.2 Make appropriate provision for the accommodation needs of older generations.</p>	<p>Policy PL1 supports the delivery of affordable housing which supports the achievement of this objective. It encourages the provision of 1-3 bed homes to meet local housing need. Policy PL2 requires, where possible, that the Rowntree standards for disabled living are met or are be capable of being readily adapted. It does not make any other specific provision with regards to the needs of older generations. Some of the housing allocations, such as PL1(3, 57, 13) could be particularly suitable for older generations with regards to their location, easily accessible to facilities and services on level ground.</p> <p>Policy PL4 actively encourages new and existing homes to incorporate water and energy saving measures and renewable energy generation.</p>	++	Direct	Long	Permanent Irreversible	Local Low

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary/ Irreversible/ Reversible	Magnitude / Spatial Extent
SA6. To encourage increased engagement in cultural activity across all sections of the community in the SDNP and promote sustainable tourism	6.1 Support sustainable tourism	<p>Policy HC5 supports proposals which can demonstrate that they will have a positive impact on tourism. This policy also sets out a number of measures to better accommodate tourists within the town.</p> <p>Policy HC1 also seeks to protect community facilities, and also includes public WCs, which provides a services for visitors and locals. Policy SS2 seeks to maintain and develop a clear network of well-designed social and civic spaces that can help support the cultural and economic life of the town.</p>	++	Direct	Long	Permanent Reversible	Local / national High

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
SA7. To reduce air, noise and light pollution	<p>7.1 Do not increase light pollution.</p> <p>7.2 Do not impact on the tranquillity of the area.</p> <p>7.3 Improve air quality</p>	<p>Policy AM3 seeks to increase electric car charging points in car parks and expects developers to contribute to their provision, in order to create a network of charging points across the town. This should contribute to reducing air pollution in Lewes. This policy also seeks a new park and ride facility, subject to viability assessments.</p> <p>All of the site allocations have the potential to increase air pollution within Lewes, particularly within the town centre, where there is an Air Quality Management Area. A potential significant cumulative negative effect has therefore been identified in relation to air quality. Mitigation has been put forward to address this effect, as far as possible, within the relevant site allocation policies (PL1 policies – see below).</p> <p>Policies AM1 and AM2 seek to reduce the impact of private vehicles on Lewes.</p> <p>The Design Guidance addresses light pollution from new developments. The emerging SDNP Local Plan (Preferred Options) also includes Strategic Policy SD9 which seeks to limit light pollution in all new developments.</p>	<p>--</p> <p>Potential cumulative effect on air quality associated with all site allocations in policy PL1</p>	Direct	Long	Permanent Irreversible	Local/ national High

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
SA8. To conserve and enhance landscape character.	<p>8.1 Conserve and enhance the landscape character</p> <p>8.2 Seek good design which complements and enhances the existing character</p>	<p>Policy PL2 seeks good design which complements and enhances the Lewesian built environment; with requirements for design to respect and enhance the conservation areas and modern techniques and designs encouraged outside of the historic core.</p> <p>Policy HC3 seeks to protect the townscape of Lewes.</p> <p>The NP supporting text includes design guidance for proponents of new developments and this is referred to in Policy PL2.</p> <p>Policy SS3 seeks to preserve iconic views from the town to the countryside and the town from the downland; requires sensitivity of landscape quality to be recognised and enhanced.</p> <p>Policy SS4 seeks to preserve the river corridor and maintain cycling and walking access to the riverside. This will contribute to maintaining this important setting to Lewes town, particularly the historic core and conservation areas.</p> <p>Potential negative effects of some site allocations were identified in the SA and mitigation measures (such as landscape assessment and mitigation) have been built into the requirements of the PL1 policies.</p>	++	Direct	Long	Permanent Irreversible	Local High

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	9.1 Protect water resources from pollution. 9.2 Encourage efficient use of water in new developments.	Policy PL4 actively encourages water efficiency measures in new buildings and when buildings are redesigned, including with regards to fixtures and fittings.	++	Direct	Long	Permanent Irreversible	Local Medium
SA10. Protect soil resources and make the most efficient use of land	10.1 Achieve efficient use of land. 10.2 Protect soil resources	Policy PL1 directs new housing away from greenfield sites which will make efficient use of land in delivering the 220+ housing target set by the Core Strategy. Policy PL2 encourages efficient use of land by encouraging the flat roofs of industrial and commercial buildings to be green and to support solar panels. Policy SS3 seeks to promote community food production.	++	Direct	Short	Permanent Reversible	Local Medium
SA11. To ensure the SDNP communities are prepared for the	11.1 Minimise the risk of flooding to new development through application	Policy PL3 requires all development proposals to increase flood resilience in Lewes and in the surrounding area; address flood risk and not increase flood risk on adjacent areas up or down stream.	--	Direct	Long	Permanent Irreversible	Local High

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
impacts of climate change.	<p>of the sequential and exception tests.</p> <p>11.2 Encourage design which is resilient to climate change including hotter, drier summers and more extreme weather events.</p> <p>11.3 Promote the uptake of sustainable drainage systems.</p> <p>11.4 Support the development of a strategic network of green infrastructure</p>	<p>The design code encourages design which is resilient to climate change, such as avoiding solar gain.</p> <p>Policy HC4 seeks to avoid the conversion of post 1990 offices to residential to avoid increasing risk in the flood zone.</p> <p>The design guidance requires all sites to incorporate sustainable drainage and the supporting text also requires the principles of SDS to be incorporated into all developments.</p> <p>Supporting text to Policy PL1 references the need to provide emergency shelter for flood victims.</p> <p>Policy SS3 seeks to protect the existing GI network and create new corridors. This policy also seeks new outside space in all new developments and contributions for additional trees cover and biodiversity improvements.</p> <p>However, some potential negative effects were identified in relation to policy PL1 associated with some of the site allocations. Site allocations 13, 26 and 39 are located within flood zone 3 or contain some flood zone 3. Mitigation is identified within the relevant assessments of Policy PL1 and requirements for FRA and mitigation have been included within the relevant PL1 policies. This includes the</p>					

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
		undertaking of a sequential test when considering allocation sites.					
SA12. To conserve and enhance the region's biodiversity.	<p>12.1 Maintain a functioning ecological network and improve the resilience of natural systems, flora, fauna, soils and semi-natural habitat.</p> <p>12.2 Improve Biodiversity</p> <p>12.3 Protect and enhance the capacity of ecosystem services.</p> <p>12.4 Conserve, enhance, restore, expand and reconnect areas of priority habitat</p>	<p>Policy LE2 Biodiversity requires all development proposals to demonstrate how they will achieve a net improvement in biodiversity, on or offsite. The granting of planning permission will be favour schemes that can demonstrate a net gain in biodiversity.</p> <p>Policy LE1 Natural Capital requires a natural capital assessment for all developments over 5 dwellings in size; it requires that the ecosystem services currently provided by a site are maintained once the site is developed; the granting of planning permission will favour those schemes that protect the existing natural capital. The policy also requires the enhancement of ecosystem services. High magnitude as the majority of ecosystem services in the plan area could be affected by development.</p> <p>No specific reference to increasing priority species in and around Lewes in policies or supporting text.</p> <p>Policy SS3 seeks to protect the existing GI network and create new corridors. This policy also seeks new outside</p>	++	Direct and cumulative negative effects	Long	Permanent Reversible	Local High

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	('Bigger, better, more and joined').	space in all new developments and contributions for additional trees cover and biodiversity improvements. Policy SS3 seeks to protect wildlife corridors and priority habitats.					
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	13.1 Support low carbon / renewable energy generation.	Policy PL4 fully supports and encourages low and zero carbon developments; the installation of low carbon / renewable generation within new developments and encourages retrofitting existing buildings.	++	Direct	Long	Permanent Irreversible	Local / global
SA14. Conserve and enhance the historic environment, heritage assets and their settings	14.1 Help the historic environment adapt to changing conditions arising from climate change (warmer, wetter, infestations etc.) 15.2 Protect designated and non-designated heritage assets from the	Policy HC3 Heritage Protection seeks to protect townscape, heritage assets not already designed, the conservation areas, the historic core and historic fabric of Lewes. Policy seeks enhancement as well as protection, particularly in relation to buildings which are currently causing harm to the conservation areas. The supporting text of Policy HC3 mentions the need for adaptation of historic assets to climate change and that the NP monitoring will need to address this.	++	Direct	Long	Permanent Reversible	Local / National High

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	potential effects of developments and seek overall enhancements.	<p>The supporting text of Policy HC3 states that heritage assets also includes archaeology, scheduled monuments and currently unknown assets.</p> <p>Policy SS1 seeks to protect and enhance the network of historic streets and lanes of the historic core of the town.</p> <p>Policy SS4 seeks to preserve the river corridor and maintain cycling and walking access to the riverside. This will contribute to maintaining this important setting to Lewes town, particularly the historic core and conservation areas.</p> <p>The assessments of the site allocation policies have identified a number of potential negative effects and protection of specific heritage assets where appropriate.</p>					
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	15.1 Encourage development of appropriate infrastructure and employment sites to support local businesses, communities & tourism.	<p>Policy HC4 seeks to protect and enhance the existing employment land and premises across the plan area. It also encourages the enhancement of heritage assets for economic purposes.</p> <p>Policy HC5 supports sustainable tourism. Policies HC1 and HC2 seek to protect and enhance local retail, thereby maintaining the market town functions of Lewes.</p> <p>The NP policies do not specifically support the food and drink sector but do support manufacturing, which is a</p>	++	Direct	Long	Permanent Reversible	Local Medium

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>15.2 Protect and enhance the role of Lewes’ heritage assets in the town’s economy by making best use of their heritage significance.</p> <p>15.3 Recognise and support core sectors of the South Downs economy such as food & drink, and tourism.</p> <p>15.4 Maintain Lewes’ market town functions.</p> <p>15.5 Support improving local skills.</p>	<p>traditional sector in the town, amongst others such as brewing.</p> <p>The NP policies support the provision of live work units and the protection of employment land within the town. These will help to support the retention of local skills and the potential for others to gain employment in the town.</p> <p>The supporting text includes a number of projects aimed at supporting the transfer of local traditional skills.</p>					
Mitigation and enhancement measures				Response from the NP Group			
Mitigation to address potential negative and uncertain effects:							

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
SA15: Policy HC4 (5) should require the campsite to have sustainable transport access to the town centre to avoid increasing private vehicle trips into the centre.				Suggested wording added to policy.			
Enhancement opportunities to improve sustainability performance:							
SA7: The Design Guide could include limiting transmission of light upwards into the night sky in line with the emerging Local Plan (Preferred Options) includes Strategic Policy SD9.				“ <i>LIGHTING — Lighting designs and lighting fixtures should limit light pollution and conserve and enhance dark night skies, in accordance with the SDNPA Dark Skies Initiative.</i> ” Added to Design Guidance.			
SA8: Policy PL2 could also reference views of Lewes from the surrounding downland for all developments outside the historic core, not just those on the roofs of commercial buildings. The Design Guidance should be referred to in Policy PL2 in order to give it more ‘weight’.				Suggested reference to design guidance and reference to views from the surrounding downland for all types of development added to Policy PI2.			
SA11: Policy HC4 – It would be more robust to refer to formal flood zones in the policy. If not, the 2000 inundation should be shown on a map and a reference included in the policy. Policy PL3 (1) should be reworded: “All development proposals should adequately address potential flood risk <u>resulting</u> from the river Ouse, resulting from rising sea levels, groundwater and rainwater run-off.”				Policy HC4 now refers to flood zones 2 and 3. Policy PL3 has been reworded as suggested.			
SA12: The plan could perform more positively if the wording of Policy LE1 Natural Capital encouraged the enhancement of the capacity of ecosystem services in developments, as the supporting text does. Policy SS3 (6) should be more strongly worded: “Wildlife corridors and priority habitats will be recognised and protected where possible from development proposals that would result in their loss or harm to their character, setting, accessibility, appearance, quality, or amenity value. <u>If necessary, rerouting of corridors or offsite compensation can be considered.</u> ” Recommend that the Design Guidance refers to priority habitats and species under the heading ‘BIODIVERSE’.				Priority habitats has been added to the design guidance. Policy LE1 changed to require enhancement of ecosystem services. Policy SS3 amended as suggested.			

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
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SA14: Policy HC3 (1) does not mention scheduled monuments, archaeology and currently unidentified heritage assets and these should be included within the policy. The supporting text for this policy should recognise the potential need for heritage assets to adapt to climate change.							Scheduled monuments, archaeology and currently unidentified heritage assets and the need for heritage assets to adapt to climate change have been added to the supporting text of policy HC3.
SA3: policy HC1 seeks to retain 'community facilities'. These are loosely defined in the supporting text as shops, community centres, the bus and train stations, waste recycling centre and public WCs. A clearer definition could make this policy more robust. Recommend changing 'community facilities' to 'community infrastructure'.							Changed community facilities to 'community infrastructure'. No further definition considered necessary.
SA4: Policy HC5 could do more to encourage sustainable transport within the tourism sector, such as requiring large scale tourism developments (accommodation or attractions) to submit a travel plan and to encourage visitors to travel by sustainable means.							Changes made to Policy HC5 as suggested.
SA9: Policy PL4 should be reworded to encourage water efficiency measures in new and existing buildings. The current wording refers only to design of buildings but it should be reworded to also include fixtures / fit out or the performance of a building as a whole with regards to water efficiency. Not many water efficiency measures can be designed into a building; the fixtures which are specified will affect efficiency too.							Suggested changes made to policy PL4. Text added: <i>"There needs to be particular regard to the specification of fixtures and fittings and how these will affect water efficiency."</i>
SA6: Policy HC5 could do more to encourage sustainable transport within the tourism sector, such as requiring large scale tourism developments (accommodation or attractions) to submit a travel plan and to encourage visitors to travel by sustainable means. Policy HC6 could encourage low environmental impact tourism, such as by promoting tourism accreditations such as 'Nordic Swan', 'Green Globe 21' etc.							Changes made to Policy HC5 as suggested. Supporting text now includes reference to encouraging tourism accreditations in all tourism destinations across Lewes.

Table F.4: Residual effects of the Lewes Neighbourhood Plan Policies (May 2017 version)							
SA Objective	Sub objectives – remove when presenting?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
		SA13: Policy PL4 (2) should refer to low carbon onsite energy generation not just 'onsite energy generation'. The supporting text of Policy PL4 could be clearer on the need to balance visual impacts of renewable power generation within the conservation areas. The Local Plan mentions that advice needs to be sought on solar panels etc in conservation areas and therefore it would be appropriate to mention that there may be restrictions on renewable energy generation in the conservation areas in the NP.					Wording of Policy PL4 changed as recommendation, to include 'low carbon on site energy generation'. Supporting text now mentions possible restrictions on renewable energy generation in the conservation areas.
		SA15: Policy HC4(2) could be reworded to refer to change of use to remove employment 'use', rather than employment 'land'. This would capture potential loss of employment space within mixed use buildings. Policy HC4 could go further to promote the development of live / work units which are mentioned in the supporting text. Policy HC4 could also specifically support the food and drink sector as well as manufacturing. Policy HC4 could do more to promote the development of local skills, such as requiring the strategic developments to include a construction employment strategy to include local companies who offer apprenticeships or a certain percentage of local labour to be employed in construction.					Change to Policy HC4 has been made. Live work units added to policy HC4. Not considered necessary to specifically mention food and drink sector. Skills exchange mentioned in supporting text. Reference to skills shed and encouraging sharing of manufacturing skills has been added to supporting text.
		Although the supporting text to policies HC4 and HC3 recognises the role that the heritage assets and appearance of Lewes plays in attracting visitors to the town, neither policy promotes making the best use of heritage assets to support the local economy. The plan would perform more positively under SA15 if policy wording were added to encourage the enhancement of heritage assets for economic purposes. This could potentially be done at the project level, such as through contributions to museum improvements, signage / provision of information for visitors or facilitation / promotion of customs and events.					Suggested wording has been added to Policy HC4.

4 Residual Effects of the Lewes Neighbourhood Plan Site Allocation Policies PL1

Table F.5: Policy PL1(2): Astley House & Police Garage						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>Site is located within 300m to the local hospital and minor injuries unit. The nearest GP practice is located 1.1km (16 minute walk) away, this can also be reached on public transport. Site is located opposite a large park which opens up into the Gallops, with footpaths and bridle paths linking Lewes with the villages of Offham and Plumpton.</p> <p>Site is well located at the top of the main high street, in the centre of Lewes and therefore has good walking and cycling access to a range of facilities. Site is outside of the AQMA.</p> <p>Allocation of this site will not affect crime. Crime could be affected by policy, such as in relation to design.</p>	Direct	Long	Permanent Irreversible	Low Local	+
SA2. To create and sustain vibrant communities which recognise the needs and	This area is not identified as deprived. Development of this site will not have any effect on community cohesion.	N/A	N/A	N/A	N/A	0

Table F.5: Policy PL1(2): Astley House & Police Garage

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
contributions of all individuals.						
SA3. To improve accessibility to all services and facilities.	The site is within a close proximity to the town centre (0.5km). Good sustainable transport access – located near to multiple bus routes running into town and to the large supermarket located in the east of the town.	Direct	Medium/ Long	Permanent Irreversible	Low Local	+
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	The site has good sustainable transport links. It is also located opposite a large park which opens up into the Gallops, with footpaths and bridle paths linking Lewes with the villages of Offham and Plumpton.	Direct	Medium/ Long	Permanent Irreversible	Low Local	+
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and	Site could provide 25 new dwellings and supports the achievement of this objective. Policy will determine whether sites provide accommodation specifically for the elderly. Proportion of affordable housing to be determined by policy.	Direct	Long	Permanent Irreversible	Low Local	++

Table F.5: Policy PL1(2): Astley House & Police Garage

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
which optimises the scope for environmental sustainability						
SA6. To encourage increased engagement in cultural activity across all sections of the community in the SDNP and promote sustainable tourism	Neutral effect. Development of a Police storage facility will not affect tourism.	N/A	N/A	N/A	N/A	0
SA7. To reduce air, noise and light pollution	<p>Development not likely to affect tranquillity and light pollution levels, as the site is within an already built up area.</p> <p>Not in the AQMA. A development here could increase car use in this area in combination with other developments in the town.</p> <p>NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this would help to mitigate for a potential negative effect on air quality. Policy PL1(2) does not limit car parking but does require provision</p>	Indirect / potential cumulative effect on air quality with other allocations	Medium/ Long	Permanent Reversible	Local Low	-

Table F.5: Policy PL1(2): Astley House & Police Garage						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
	should be made for easy access from the site on foot and by bicycle to nearby facilities.					
SA8. To conserve and enhance landscape character.	Site is within settlement boundary and is previously developed land. The site falls inside the archaeological notification area (Medieval Hospital Site) but just outside of the conservation area. LNP policy PL2 will seek good design.	Direct	Long	Permanent Irreversible	Local Low	0
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	No watercourses on site visible on maps. All sites will perform the same with water efficiency. LNP policy PL4 encourages water efficiency.	N/A	N/A	N/A	N/A	0
SA10. Protect soil resources and make the most efficient use of land	Brownfield site currently occupied by garages and police stores. Contributes to protection of soil resources.	Direct	Long	Permanent Irreversible	Local Low	++

Table F.5: Policy PL1(2): Astley House & Police Garage

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	<p>Site lies outside of any flood zones.</p> <p>Resilient design not relevant to site assessments but could be addressed through policy.</p>	N/A	N/A	N/A	N/A	0
SA12. To conserve and enhance the region's biodiversity.	<p>Unlikely to be habitats on site which could be affected by development but normal protected species surveys may be required such as bats.</p> <p>The development has the potential to provide a net gain in biodiversity through garden / landscape planting, bird and bat boxes.</p> <p>Draft LNP Policy LE2 expects development proposals to provide a net gain in biodiversity. Policy PL1(2) identifies ecosystem services enhancements.</p>	N/A	N/A	N/A	N/A	0
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	<p>All sites can do this will be neutral for all sites. Will be determined by policy.</p> <p>Will be encouraged by LNP policy PL4.</p>	N/A	N/A	N/A	N/A	0

Table F.5: Policy PL1(2): Astley House & Police Garage						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA14. Conserve and enhance the historic environment, heritage assets and their settings	<p>Located just outside of the main conservation area but within the archaeological notification area. Located closely to the Black Horse Hotel, the Prison and the Base of the Town Mill; all of which are Grade II listed buildings.</p> <p>NP policy HC3 will require the design of any development respects and complements nearby historic assets.</p> <p>Policy PL1(2) requires development to maximise the opportunity to provide townscape improvement to Spital Road and De Montfort Road</p>	N/A	N/A	N/A	N/A	0
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	<p>Development will support the town centre by locating more residents within easy access to the businesses located there.</p> <p>Allocation of this site will not affect local skills or core sectors, such as tourism and food and drink.</p>	N/A	N/A	N/A	N/A	0
<p>Mitigation to address potential negative and uncertain effects:</p> <p>SA7: Consider limiting car parking provision to one space per household in order to reduce risk of increasing air pollution.</p> <p>Enhancement opportunities to improve sustainability performance: None</p>						

Table F.6: Policy PL1(3): Auction Rooms						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (S, M, L)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>Appears to be located close to some parks and recreational areas, including the Football club.</p> <p>Healthcare facilities are located nearby within the town centre.</p> <p>Site is well located within the centre of Lewes and therefore has good walking and cycling access to a range of facilities.</p> <p>Site is outside of the AQMA.</p> <p>Allocation of this site will not affect crime. Crime could be affected by policy, such as in relation to design.</p>	Direct	Long	Permanent Irreversible	Local Low	+
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	Overall, this area is not identified as deprived, apart from in relation to living environment domain but that is unlikely to have an effect on community cohesion.	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all services and facilities.	Well located close to town centre and facilities located there. Also good sustainable transport access, near to train and bus station.	Indirect	Long	Permanent Irreversible	Local Low	+

Table F.6: Policy PL1(3): Auction Rooms						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (S, M, L)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	The site is well located in the centre of Lewes within easy walking distance of the train and bus stations.	Direct	Long	Permanent Irreversible	Local Low	+
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability	Site could provide 10 new dwellings. Policy will determine whether sites provide accommodation specifically for the elderly. Proportion of affordable housing to be determined by policy.	Direct	Long	Permanent Irreversible	Local Low	++
SA6. To encourage increased engagement in cultural activity	Neutral effect. Development of auction rooms. Will not affect tourism.	N/A	N/A	N/A	N/A	0

Table F.6: Policy PL1(3): Auction Rooms						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (S, M, L)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
across all sections of the community in the SDNP and promote sustainable tourism						
SA7. To reduce air, noise and light pollution	<p>IMD 2015: deprivation issues in this area relating to living environment domain. Could be due to air quality. Development not likely to contribute to improving this situation but is located near to sustainable transport modes and therefore may not exacerbate the situation either. Site is located near to the AQMA. The development could potentially increase car use in this area in combination with other developments in the town. NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this would help to mitigate for a potential negative effect on air quality. Policy PL1(3) requires provision should be made for easy access from the site on foot and by bicycle to access local facilities and services. Policy PL1(3) also limits car parking provision to one space per dwelling.</p> <p>Development not likely to affect tranquillity and light pollution levels. Site is within the town centre.</p> <p>Borders railway line. Mitigation needed in design for noise impact from railway and this is required by policy PL1(3).</p>	N/A	N/A	N/A	N/A	0

Table F.6: Policy PL1(3): Auction Rooms						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (S, M, L)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA8. To conserve and enhance landscape character.	Site falls within the pre-1800 settlement. Located within the conservation area. Policy PL1(3) requires development to maximise the opportunity to provide townscape improvement to Garden Street and Southover Road.	N/A	N/A	N/A	N/A	0
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	No watercourses immediately adjacent to site visible on maps. All sites will perform the same with regard to water efficiency.	N/A	N/A	N/A	N/A	0
SA10. Protect soil resources and make the most efficient use of land	Brownfield site currently occupied by auction rooms. Contributes to protection of soil resources.	Direct	Long	Permanent Irreversible	Local Low	+
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	Site is in flood zone 2 and FRA will be required. Policy PL1(3) requires flood mitigation to be put in place. Resilient design not relevant to site assessments but could be addressed through policy.	Direct	Long	Permanent Irreversible	District / National Park Low	-

Table F.6: Policy PL1(3): Auction Rooms						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (S, M, L)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA12. To conserve and enhance the region's biodiversity.	<p>No nature conservation sites in immediate vicinity. Unlikely to be habitats on site which could be affected by development but normal protected species surveys may be required such as bats.</p> <p>The development has the potential to provide a net gain in biodiversity through garden / landscape planting, bird and bat boxes. Draft LNP Policy LE2 expects development proposals to provide a net gain in biodiversity. Policy PL1(3) identifies ecosystem services enhancements.</p>	N/A	N/A	N/A	N/A	0
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	All sites can do this, therefore will be neutral for all sites. Will be encouraged by LNP policy PL4.	N/A	N/A	N/A	N/A	0
SA14. Conserve and enhance the historic environment, heritage assets and their settings	<p>Located within the conservation area. Mitigation required to avoid negative effect on conservation area. No listed buildings or scheduled monuments on site or immediately adjacent.</p> <p>Policy PL1(3) requires development to maximise the opportunity to provide townscape improvement to Garden Street and Southover Road.</p>	N/A	N/A	N/A	N/A	0

Table F.6: Policy PL1(3): Auction Rooms						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (S, M, L)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	<p>The steering group have confirmed that the Antique Centre has been relocated to an alternative site within the town. This will not affect the town's economy.</p> <p>Development will support the town centre by locating more residents within easy access to the businesses located there.</p> <p>Allocation of this site will not affect local skills or core sectors, such as tourism and food and drink.</p>	Indirect	Short	Irreversible	Local / District / National Park Low/ Medium	+
<p>Mitigation to address potential negative and uncertain effects:</p> <p>SA11: The sequential and exception test needs to be undertaken in advance of site allocation within the plan.</p> <p>Enhancement opportunities to improve sustainability performance:</p> <p>None</p>						

Table F.7: Policy PL1(4): Land Off Blois Road, Garage Site North

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible / Reversible	Spatial Extent / Magnitude	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>Appears to be located near to some parks and allotments.</p> <p>Site is located far outside of the town centre (2.5km - 25 minute walk) and does not benefit from any segregated walking and cycling routes. Steep gradients may discourage these methods of travel to and from the town centre. However, local bus routes run directly from the site into the town centre.</p> <p>Allocation of this site will not affect crime. Crime could be affected by policy, such as in relation to design.</p> <p>Health facilities are located in the town centre. This part of the town is identified as being deprived in relation to health but the addition of new homes is unlikely to make a significant contribution to tackling this issue.</p>	Direct	Long	Permanent Irreversible	Local Low	-
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	<p>This area is identified as being deprived especially with regards to education, skills and training as well as access to housing and services.</p> <p>The addition of more homes may well help the barriers to affordable housing but may not necessarily support community cohesion.</p>	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all	Site is located well out of the town centre, but is accessible by 2 different bus routes. The site does not benefit from segregated foot	Direct	Medium/ Long	Permanent Irreversible	Local Low	-

Table F.7: Policy PL1(4): Land Off Blois Road, Garage Site North

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible / Reversible	Spatial Extent / Magnitude	Significance
services and facilities.	<p>and cycle paths linking it to the centre of town. The gradient may well have an impact on this.</p> <p>A small convenience shop and a pub are the only facilities available within a 10 minute walk. There are 2 primary schools within walking distance.</p>					
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	<p>Site is located well out of the town centre, but is accessible by 2 different bus routes. The site does not benefit from segregated foot and cycle paths linking it to the centre of town. The gradient may well have an impact on this.</p> <p>The unattractiveness of walking and cycling options may well make people more inclined to use their cars, contributing to the ongoing congestion and air quality issues within the town centre.</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	-
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises	<p>Site could provide 6 new dwellings.</p> <p>Site has been recommended for Lewes low cost housing, for those with salaries <£23,000.</p> <p>Policy will determine whether sites provide accommodation specifically for the elderly.</p>	Direct	Long	Permanent Irreversible	Local Low	++

Table F.7: Policy PL1(4): Land Off Blois Road, Garage Site North

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible / Reversible	Spatial Extent / Magnitude	Significance
the scope for environmental sustainability						
SA6. To encourage increased engagement in cultural activity across all sections of the community in the SDNP and promote sustainable tourism	Neutral effect. Development of residential garages. Will not affect tourism.	N/A	N/A	N/A	N/A	0
SA7. To reduce air, noise and light pollution	Development not likely to affect tranquillity and light pollution levels as the site is within the existing built up area. New housing development has potential to create more traffic, particularly if sustainable transport links are lacking. This encourages people to use their cars, which may contribute further to air pollution issues in the town centre.	Indirect / potential cumulative effect on air quality with other allocations	Medium/ Long	Permanent Reversible	Local Low	-

Table F.7: Policy PL1(4): Land Off Blois Road, Garage Site North

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible / Reversible	Spatial Extent / Magnitude	Significance
	NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality.					
SA8. To conserve and enhance landscape character.	The site is located outside of the conservation areas. The site backs onto a managed area of broadleaved woodland which screens the site from any receptors outside of the settlement.	N/A	N/A	N/A	N/A	0
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	No watercourses on site visible on maps. All sites will perform the same with regards to water efficiency. NP policy PL4 encourages water efficiency.	N/A	N/A	N/A	N/A	0
SA10. Protect soil resources and make the most efficient use of land	Brownfield site currently occupied by residential garages. Works towards protection of soil resources.	Direct	Long	Permanent Irreversible	Local Low	+

Table F.7: Policy PL1(4): Land Off Blois Road, Garage Site North

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible / Reversible	Spatial Extent / Magnitude	Significance
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	<p>Site lies outside of any flood zones.</p> <p>Resilient design not relevant to site assessments but could be addressed through policy.</p>	N/A	N/A	N/A	N/A	0
SA12. To conserve and enhance the region's biodiversity.	<p>The development should not affect any nature conservation sites nearby but the site contains habitats including trees and amenity grassland. Protected species surveys and mitigation would be required before development.</p> <p>NP Policy LE2 expects development proposals to provide a net gain in biodiversity. Policy PL1 (5) sets out ecosystem services enhancements.</p>	N/A	N/A	N/A	N/A	0
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	<p>All sites can do this will be neutral for all sites. Will be encouraged by LNP policy PL4.</p>	N/A	N/A	N/A	N/A	0
SA14. Conserve and enhance the historic	<p>Located outside of conservation area. No listed buildings or scheduled monuments on site or immediately adjacent.</p>	N/A	N/A	N/A	N/A	0

Table F.7: Policy PL1(4): Land Off Blois Road, Garage Site North

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible / Reversible	Spatial Extent / Magnitude	Significance
environment, heritage assets and their settings						
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	<p>Development does not specifically support or detract from the town centre.</p> <p>Allocation of this site will not affect local skills or core sectors, such as tourism and food and drink. These could be affected by policy</p>	N/A	N/A	N/A	N/A	0
<p>Mitigation to address potential negative and uncertain effects:</p> <p>(SA3, 4 & 7: it may not be possible to fully mitigate for the limited accessibility to services and facilities by sustainable means in this location and therefore the potential for new residents to increase the use of private cars in the town centre. As mentioned above, NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality in the longer term.)</p> <p>Enhancement opportunities to improve sustainability performance:</p> <p>None</p>						

Table F.8: Policy PL1(5): Land Off Blois Road, Garage Site South						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>Appears to be located near to some parks and allotments.</p> <p>Site is located far outside of the town centre (1.7km – 22 minute walk) and does not benefit from any segregated walking and cycling routes. Steep gradients may discourage these methods of travel to and from the town centre. However, local bus routes run directly from the site into the town centre.</p> <p>Allocation of this site will not affect crime. Crime could be affected by policy, such as in relation to design. Health facilities are located in the town centre. This part of the town is identified as being deprived in relation to health but the addition of new homes is unlikely to make a significant contribution to tackling this issue.</p>	N/A	N/A	N/A	N/A	-
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	<p>This area is identified as being deprived especially with regards to education, skills and training as well as access to housing and services.</p> <p>The addition of more homes may well help the barriers to housing but may not necessarily support community cohesion.</p>	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to	Site is located well out of the town centre, but is accessible by 2 different bus routes. The site does not benefit from segregated foot	Direct	Medium/	Permanent	Local	-

Table F.8: Policy PL1(5): Land Off Blois Road, Garage Site South						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
all services and facilities.	and cycle paths linking it to the centre of town. The gradient may well have an impact on this. A small convenience shop and a pub are the only facilities available within a 10 minute walk. There are 2 primary schools within walking distance.		Long	Irreversible	Low	
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	Site is located well out of the town centre, but is accessible by 2 different bus routes. The site does not benefit from segregated foot and cycle paths linking it to the centre of town. The gradient may well have an impact on this. The unattractiveness of walking and cycling options may well make people more inclined to use their cars, contributing to the ongoing congestion and air quality issues within the town centre.	Cumulative	Medium/ Long	Permanent Irreversible	Local Low	-
SA5. To ensure that everyone has the opportunity to live in a good quality,	Site could provide 6 new affordable dwellings. Site has been recommended for Lewes low cost housing for those with salaries <£23,000.	Direct	Long	Permanent Irreversible	Local Low	++

Table F.8: Policy PL1(5): Land Off Blois Road, Garage Site South

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
affordable home, suitable to their need and which optimises the scope for environmental sustainability	Policy will determine whether sites provide accommodation specifically for the elderly.					
SA6. To encourage increased engagement in cultural activity across all sections of the community in the SDNP and promote sustainable tourism	Neutral effect. Development of garages. Will not affect tourism.	N/A	N/A	N/A	N/A	0

Table F.8: Policy PL1(5): Land Off Blois Road, Garage Site South						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA7. To reduce air, noise and light pollution	<p>Development not likely to affect tranquillity and light pollution levels, as the site is within an already built up area.</p> <p>All developments have potential to create more traffic, particularly if sustainable transport links are poor. This encourages people use their cars, which may contribute further to air pollution issues in the centre of the town. NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality.</p>	Indirect / potential cumulative effect on air quality with other allocations	Medium/ Long	Permanent Irreversible	Local Low	-
SA8. To conserve and enhance landscape character.	<p>The site falls outside of the conservation area.</p> <p>The site backs onto managed area of broadleaved woodland which screens the site from any receptors outside of the settlement.</p>	N/A	N/A	N/A	N/A	0
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable	<p>No watercourses on site visible on maps. All sites will perform the same wrt water efficiency.</p> <p>LNP policy PL4 encourages water efficiency.</p>	N/A	N/A	N/A	N/A	0

Table F.8: Policy PL1(5): Land Off Blois Road, Garage Site South

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
water resources management						
SA10. Protect soil resources and make the most efficient use of land	Brownfield site currently occupied by residential garages. Works towards protection of soil resources.	Direct	Long	Permanent Irreversible	Local Low	+
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	Site lies outside of any flood zones. Resilient design not relevant to site assessments but could be addressed through policy.	N/A	N/A	N/A	N/A	0
SA12. To conserve and enhance the region's biodiversity.	No nature conservation sites in immediate vicinity. Unlikely to be habitats on site which could be affected by development but normal protected species surveys may be required such as bats. The development has the potential to provide a net gain in biodiversity through garden / landscape planting, bird and bat boxes. Draft LNP Policy LE2 expects development proposals to provide a net gain in biodiversity. Policy PL1 (5) sets out ecosystem services enhancements.	N/A	N/A	N/A	N/A	0

Table F.8: Policy PL1(5): Land Off Blois Road, Garage Site South						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	All sites can do this will be neutral for all sites. Will be determined by policy.	N/A	N/A	N/A	N/A	0
SA14. Conserve and enhance the historic environment, heritage assets and their settings	Located outside of conservation area. No listed buildings or scheduled monuments on site or immediately adjacent.	N/A	N/A	N/A	N/A	0
SA15. To encourage development of the economy in a manner that balances business interests to	Development does not support the town centre. Allocation of this site will not affect local skills or core sectors, such as tourism and food and drink.	N/A	N/A	N/A	N/A	0

Table F.8: Policy PL1(5): Land Off Blois Road, Garage Site South						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
maintain a vibrant town						
<p>Mitigation to address potential negative and uncertain effects:</p> <p>(SA3, 4 & 7: it may not be possible to mitigate for the limited accessibility to services and facilities by sustainable means in this location and therefore the potential for new residents to increase the use of private cars in the town centre. As mentioned above, NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality.)</p> <p>Enhancement opportunities to improve sustainability performance:</p> <p>None</p>						

Table F.9: Policy PL1(8): Buckwell Court Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>Appears to be located near to some parks and allotments. Site is located far outside of the town centre (2km- 25 minute walk) and does not benefit from any segregated walking and cycling routes. Gradients may discourage these methods of travel to and from the town centre. However, local bus routes run directly from the site into the town centre.</p> <p>Allocation of this site will not affect crime. Crime could be affected by policy, such as in relation to design. Health facilities are located in the town centre. This part of the town is identified as being deprived in relation to health but the addition of new homes is unlikely to make a significant contribution to tackling this issue.</p>	Direct	Medium/ Long	Permanent/ Irreversible	Local Low	-
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	<p>This area is identified as being deprived especially with regards to education, skills and training as well as access to housing and services.</p> <p>The addition of more homes may well help the barriers to affordable housing but may not necessarily support community cohesion.</p>	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all services and facilities.	Site is located well out of the town centre, but is accessible by 2 different bus routes. The site does not benefit from segregated foot and cycle paths linking it to the centre of town. The gradient may have an impact on this.	Direct	Medium/ Long	Permanent Irreversible	Local Low	-

Table F.9: Policy PL1(8): Buckwell Court Garage Site

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	<p>Site is located well out of the town centre, but is accessible by 2 different bus routes. The site does not benefit from segregated foot and cycle paths linking it to the centre of town. The gradient may well have an impact on this.</p> <p>The unattractiveness of walking and cycling options may well make people more inclined to use their cars, contributing to the ongoing congestion and air quality issues within the town centre.</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	-
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability	<p>Site could provide 6 new dwellings.</p> <p>Policy will determine whether sites provide accommodation specifically for the elderly.</p>	Direct	Long	Permanent Irreversible	Local Low	++

Table F.9: Policy PL1(8): Buckwell Court Garage Site

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA6. To encourage increased engagement in cultural activity across all sections of the community in the SDNP and promote sustainable tourism	Neutral effect. Development of residential garages. Will not affect tourism.	N/A	N/A	N/A	N/A	0
SA7. To reduce air, noise and light pollution	<p>Development not likely to affect tranquillity and light pollution levels as the site is within the existing built up area, albeit near the edges of the existing built up area. Design Guidance should help to mitigate for any potential negative effects.</p> <p>Assessment and mitigation are requirements of Policy PL1(8) in order to address the potential for a negative effect relating to noise from the adjacent railway line.</p> <p>New housing development has potential to create more traffic, particularly if sustainable transport links are lacking. This encourages people to use their cars, which may contribute further to air pollution issues in the town centre.</p>	Direct / cumulative effect on air quality with other allocations	Medium/ Long	Permanent Irreversible	Local Low	-

Table F.9: Policy PL1(8): Buckwell Court Garage Site

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
	NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality.					
SA8. To conserve and enhance landscape character.	<p>Site is within settlement boundary, but outside of the conservation area. It is previously developed land.</p> <p>The open valley floor and early enclosure landscapes that run into the historic core of the town from the wider countryside, help to preserve a connection between the town and its rural setting. These areas are likely to be highly sensitive to change, both for their intrinsic historic landscape interest and in their role in revealing the interest of nearby areas including the conservation area. Assessment and mitigation is a requirement of Policy PL1(8) in order to avoid a potential negative effect on landscape character. LNP policy PL2 will also seek good design.</p>	N/A	N/A	N/A	N/A	0
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	Site is located close to the Pellbrook Cut and River Ouse. Site development and construction could potentially pose a pollution risk to the nearby waterway although it is assumed that Local Plan development management policies will ensure that construction will be controlled to avoid pollution of waterways during construction.	N/A	N/A	N/A	N/A	0

Table F.9: Policy PL1(8): Buckwell Court Garage Site

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA10. Protect soil resources and make the most efficient use of land	Brownfield site currently occupied by residential garages. Works towards protection of soil resources.	Direct	Long	Permanent Irreversible	Local Low	+
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	Site lies outside of the floodzone but it is located just 20 m away from a high risk flooding area. Resilient design not relevant to site assessments but could be addressed through policy.	N/A	N/A	N/A	N/A	0
SA12. To conserve and enhance the region's biodiversity.	The site backs onto a priority habitat – coastal and floodplain grazing marsh. It's also within a close proximity to the Offham Marshes SSSI site. Draft LNP Policy LE2 expects development proposals to provide a net gain in biodiversity. Policy PI1(8) sets out ecosystem services enhancements for this site. Ecological assessment and mitigation is a requirement of policy PL1(8) in order to avoid a potential negative effect in relation to this SA Objective.	N/A	N/A	N/A	N/A	0
SA13. To address the causes of	All sites can do this will be neutral for all sites. Will be encouraged by LNP policy PL4.	N/A	N/A	N/A	N/A	0

Table F.9: Policy PL1(8): Buckwell Court Garage Site

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
climate change through reducing emissions of greenhouse gases						
SA14. Conserve and enhance the historic environment, heritage assets and their settings	<p>This site is previously developed but is located within an Archaeological Notification Area. It's within a close proximity to two grade two listed sites at Landport Farm – Medieval and post medieval farm complexes.</p> <p>Low probability of effect as the site is previously developed and archaeological resources are likely to have been previously disturbed / destroyed / removed.</p> <p>Policy PL1(8) requires archaeological assessment and mitigation in order to avoid a potential negative effect for this SA Objective.</p>	N/A	N/A	N/A	N/A	0
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	<p>Development does not specifically support or detract from the town centre.</p> <p>Allocation of this site will not affect local skills or core sectors, such as tourism and food and drink. These could be affected by policy.</p>	N/A	N/A	N/A	N/A	0
Mitigation to address potential negative and uncertain effects:						

Table F.9: Policy PL1(8): Buckwell Court Garage Site

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
<p>(SA3, 4 & 7: it may not be possible to mitigate for the limited accessibility to services and facilities by sustainable means in this location and therefore the potential for new residents to increase the use of private cars in the town centre. As mentioned above, NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality.)</p> <p>Enhancement opportunities to improve sustainability performance:</p> <p>None</p>						

Table F.10: Policy PL1(13): Former Wenban Smith Building

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>The site is located close to the centre of Lewes and all its facilities (350m, 4 minutes' walk). It's located next to the main shopping area (Cliffe High St), as well as Waitrose supermarket. A further 2 large supermarkets are located close to the site. There are two GP practices located close by, the nearest being River Lodge Surgery (500m, 6 minutes' walk).</p> <p>This site is situated opposite the Town's bus station, where routes run into the main town and further afield to Brighton and Newhaven. The main railway station is 0.7km away (9 minutes' walk). Situated close (350m, 4 minutes' walk) to the Railway Land Wildlife Trust and recreational facilities. The community college and leisure centre are located 1.1km away (13 minutes' walk).</p> <p>Site is outside of AQMA.</p>	Direct	Long	Permanent Irreversible	Local Low	++
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	The area is considered deprived with regards to living environment and crime. The allocation is unlikely to resolve this issue nor have any affect community cohesion.	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all	The site is located within walking distance of the town centre, and the main pedestrianised shopping street at Cliffe High St. It's located close to	Direct	Medium/ Long	Permanent Irreversible	Local Low	++

Table F.10: Policy PL1(13): Former Wenban Smith Building

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
services and facilities.	<p>recreational facilities but does not always benefit from segregated foot and cycle routes.</p> <p>The site is located opposite the town's bus station and is served by 10 main bus routes. This runs routes to and from the train station as well as routes into Brighton and Newhaven.</p>					
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	<p>Walking and cycling access to the town centre on relatively level route. It does not always benefit from segregated foot and cycle routes.</p> <p>The site is well served by bus routes, with routes running to and from the train station as well as out of town.</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	++
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for	<p>Site could provide 23 new dwellings and supports the achievement of this objective.</p> <p>Policy will determine whether sites provide accommodation specifically for the elderly. Proportion of affordable housing to be determined by policy.</p>	Direct	Long	Permanent Irreversible	Local Low	++

Table F.10: Policy PL1(13): Former Wenban Smith Building						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
environmental sustainability						
SA6. To encourage increased engagement in cultural activity across all sections of the community in the SDNP and promote sustainable tourism	Neutral effect. The development of a former timber factory will not have an impact on tourism.	N/A	N/A	N/A	N/A	0
SA7. To reduce air, noise and light pollution	<p>Development would be in existing built up area.</p> <p>Assessment and mitigation may be needed for potential noise impact from the adjacent car parks, and delivery entrances for Waitrose.</p> <p>Policy PL1(13) limits car parking provision to one space per dwelling in order to reduce the potential for negative air quality impacts from the development. NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this would also help to mitigate for a potential negative effect on air quality.</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	-

Table F.10: Policy PL1(13): Former Wenban Smith Building

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA8. To conserve and enhance landscape character.	<p>The site is within the settlement boundary and falls within the conservation area. It is previously developed land.</p> <p>The open valley floor and early enclosure landscapes that run into the historic core of the town from the wider countryside, help to preserve a connection between the town and its rural setting. These areas are likely to be highly sensitive to change, both for their intrinsic historic landscape interest and in their role in revealing the interest of nearby areas including the conservation area. LNP policy PL2 will seek good design. The redevelopment of the site is likely to result in a positive impact on landscape / townscape character.</p>	Direct	Long	Permanent Irreversible	Local Low	+
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	<p>Site backs onto the river Ouse. Site development and construction could potentially pose a pollution risk to the nearby waterway although it is assumed that Local Plan development management policies will ensure that construction will be controlled to avoid pollution of waterways during construction.</p>	N/A	N/A	N/A	N/A	0
SA10. Protect soil resources and make the most	<p>Brownfield site currently disused. Contributes to protection of soil resources.</p>	Direct	Long	Permanent Irreversible	Local Low	+

Table F.10: Policy PL1(13): Former Wenban Smith Building

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
efficient use of land						
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	<p>Site is situated within flood zone 3. FRA will be required and this is a requirement of Policy PL1(13). The sequential and exception test needs to be undertaken in advance of site allocation within the plan.</p> <p>Resilient design not relevant to site assessments but could be addressed through policy.</p>	Direct	Long	Permanent Irreversible	Local/ National Park	--
SA12. To conserve and enhance the region's biodiversity.	<p>No nature conservation sites in immediate vicinity. Protected species surveys may be required, such as bats.</p> <p>The development has the potential to provide a net gain in biodiversity through garden / landscape planting, bird and bat boxes. Draft LNP Policy LE2 expects development proposals to provide a net gain in biodiversity.</p>	N/A	N/A	N/A	N/A	0
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	All sites can do this will be neutral for all sites. Will be encouraged by LNP policy PL4.	N/A	N/A	N/A	N/A	0
SA14. Conserve and enhance the historic	This site is previously developed but is located within the conservation area - close to several grade II listed assets.	N/A	N/A	N/A	N/A	0

Table F.10: Policy PL1(13): Former Wenban Smith Building

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
environment, heritage assets and their settings	<p>Located within the Phoenix Causeway HUCA. Most of this HUCA is located outside the pre-1800 town – or on the industrial fringes – and has been heavily redeveloped during the 20th century. However, there is the possibility of medieval remains of wharves etc on this site and archaeological investigation may be required and there's a potential for archaeological remains to be damaged by development.</p> <p>Policy PL1(13) mentions that the sites lies in the medieval core with very high archaeological potential and states that archaeological assessment and mitigation may therefore be required.</p>					
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	<p>Development will support the town centre by locating more residents within easy access to the businesses located there. Policy PL1(13) requires commercial space to be provided on the ground floor.</p> <p>Allocation of this site is not likely to affect local skills or core sectors, such as tourism and food and drink. These could be affected by policy.</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	++
<p>Mitigation to address potential negative and uncertain effects:</p> <p>SA7: Assessment and mitigation may be needed for potential noise impact from the adjacent car parks, and delivery entrances for Waitrose.</p> <p>SA11: The sequential and exception test needs to be undertaken in advance of site allocation within the plan.</p> <p>Enhancement opportunities to improve sustainability performance: None</p>						

Table F.11: Policy PL1(21): Kingsley Road Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>Appears to be located near to some parks and allotments.</p> <p>Site is located 1.2km (16 minutes' walk) outside of the town centre and does not benefit from any segregated walking and cycling routes. Steep gradients may discourage these methods of travel to and from the town centre. However, local bus routes run directly from the site into the town centre.</p> <p>Allocation of this site will not affect crime. Crime could be affected by policy, such as in relation to design.</p> <p>Health facilities are located in the town centre. This part of the town is identified as being deprived in relation to health but the addition of new homes is unlikely to make a significant contribution to tackling this issue. Allocation of the site may not contribute to people leading healthy lifestyles.</p>	Direct	Short	Permanent Irreversible	Local Low	-
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	<p>This area is identified as being deprived especially with regards to education, skills and training as well as access to housing and services.</p> <p>The addition of more homes may well help the barriers to affordable housing but may not necessarily support community cohesion.</p>	N/A	N/A	N/A	N/A	0

Table F.11: Policy PL1(21): Kingsley Road Garage Site

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA3. To improve accessibility to all services and facilities.	<p>Site is located well out of the town centre, but is accessible by 2 different bus routes. The site does not benefit from segregated foot and cycle paths linking it to the centre of town. The gradient may well have an impact on this.</p> <p>A small convenience shop and a pub are the only facilities available within a 10 minute walk.</p>	Direct (for new residents)	Short	Permanent Irreversible	Local Low	-
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	<p>Site is located away from the town centre, but is accessible by 2 different bus routes. The site does not benefit from segregated foot and cycle paths linking it to the centre of town. The gradient may well have an impact on this.</p> <p>The unattractiveness of walking and cycling options may well make people more inclined to use their cars, contributing to the ongoing congestion and air quality issues within the town centre.</p>	Direct / potential cumulative effect with other site allocations	Short	Permanent Irreversible	Local Extent	-
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and	<p>Site could provide 6 new dwellings.</p> <p>Site has been recommended for Lewes low cost housing for those with salaries <£23,000.</p> <p>Policy will determine whether sites provide accommodation specifically for the elderly.</p>	N/A	N/A	N/A	N/A	++

Table F.11: Policy PL1(21): Kingsley Road Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
which optimises the scope for environmental sustainability						
SA6. To encourage increased engagement in cultural activity across all sections of the community in the SDNP and promote sustainable tourism	Neutral effect. Development of residential garages. Will not affect tourism.	N/A	N/A	N/A	N/A	0
SA7. To reduce air, noise and light pollution	<p>Development not likely to affect tranquillity and light pollution levels.</p> <p>New housing development has potential to create more traffic, particularly if sustainable transport links are lacking. This encourages people to use their cars, which may contribute further to air pollution issues in the town centre.</p> <p>NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and</p>	Indirect	Short	Permanent Irreversible	Local Low	-

Table F.11: Policy PL1(21): Kingsley Road Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
	this could help to mitigate for a potential negative effect on air quality.					
SA8. To conserve and enhance landscape character.	The site is located outside of the conservation zone and within the settlement boundary. LNP policy PL2 will seek good design. Policy PL1(21) requires development to maximise the opportunity to provide townscape improvement to Buckwell Court.	N/A	N/A	N/A	N/A	0
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	No watercourses on site visible on maps. All sites will perform the same with regards to water efficiency. LNP policy PL4 encourages water efficiency.	N/A	N/A	N/A	N/A	0
SA10. Protect soil resources and make the most efficient use of land	Brownfield site currently occupied by residential garages. Works towards protection of soil resources.	Direct	Short	Permanent Irreversible	Local Low	+

Table F.11: Policy PL1(21): Kingsley Road Garage Site

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	<p>Site lies outside of any flood zones.</p> <p>Resilient design not relevant to site assessments but could be addressed through policy.</p>	N/A	N/A	N/A	N/A	0
SA12. To conserve and enhance the region's biodiversity.	<p>The site contains habitats including trees and amenity grassland. Protected species surveys and mitigation would be required before development.</p> <p>The development has the potential to provide a net gain in biodiversity through garden / landscape planting, bird and bat boxes. Policy PL1(21) sets out ecosystem services enhancements and NP Policy LE2 expects development proposals to provide a net gain in biodiversity.</p> <p>Bat surveys may be required.</p>	N/A	N/A	N/A	N/A	0
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	<p>All sites can do this will be neutral for all sites. Will be encouraged by LNP policy PL4.</p>	N/A	N/A	N/A	N/A	0

Table F.11: Policy PL1(21): Kingsley Road Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA14. Conserve and enhance the historic environment, heritage assets and their settings	Located outside of conservation area. No listed buildings or scheduled monuments on site or immediately adjacent.	N/A	N/A	N/A	N/A	0
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	Development does not specifically support or detract from the town centre. Allocation of this site will not affect local skills or core sectors, such as tourism and food and drink. These could be affected by policy.	N/A	N/A	N/A	N/A	0
<p>Mitigation to address potential negative and uncertain effects:</p> <p>(SA3, 4 & 7: it may not be possible to mitigate for the limited accessibility to services and facilities by sustainable means in this location and therefore the potential for new residents to increase the use of private cars in the town centre. As mentioned above, NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality.</p> <p>SA1: There is little mitigation that can be suggested to ensure that the development could facilitate healthy lifestyles. The site is small and could not provide recreation space.)</p> <p>Enhancement opportunities to improve sustainability performance: None</p>						

Table F.12: Policy PL1(26): Land at Southdowns Road						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>Site is situated outside of the main town but served by 5 main bus routes which run into Lewes and further afield to into Brighton and Newhaven. The town is within walking distance. Cliffe High st (the main shopping area) is 1km away (10 minute walk), and the main high street is 1.2km away (13 minutes).</p> <p>The nearest GP surgery is 0.6km (8 minutes' walk) away on Malling Street. 350m north of the site is a community and children's centre, with a play park, playing fields and a junior football club. The nearest school is South Malling Primary school located 500m away (6 minutes' walk). Site is outside of AQMA.</p>	Direct	Long	Permanent Irreversible	Local Low	+
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	<p>This area is identified as being deprived especially with regards to education, skills and training as well as access to housing and services.</p> <p>The addition of more homes may well help the barriers to affordable housing but may not necessarily support community cohesion.</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	0
SA3. To improve accessibility to all services and facilities.	<p>The site is within walking distance to large supermarkets and the main shopping area at Cliffe High St.</p> <p>The site benefits from some segregated walking routes.</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	++

Table F.12: Policy PL1(26): Land at Southdowns Road

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
	The site is served by 5 main bus routes, which run into the town centre, the hospital, train station and further afield to Brighton and Newhaven.					
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	<p>The site benefits from some segregated walking routes.</p> <p>The site is served by 5 main bus routes, which run into the town centre, the hospital, train station and further afield to Brighton and Newhaven.</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	++
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability	<p>Site could provide 104 new dwellings and supports the achievement of this objective.</p> <p>Policy will determine whether sites provide accommodation specifically for the elderly. Proportion of affordable housing to be determined by policy.</p>	Direct	Long	Permanent Irreversible	Local Low	++
SA6. To encourage increased engagement in cultural activity across	Neutral effect. Development of residential garages. Will not affect tourism.	N/A	N/A	N/A	N/A	0

Table F.12: Policy PL1(26): Land at Southdowns Road

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
all sections of the community in the SDNP and promote sustainable tourism						
SA7. To reduce air, noise and light pollution	<p>Development not likely to affect tranquillity as the site is within the existing built up area. Sensitive lighting may be required due to proximity to the SAC / SSSI, although the NP Design Guidance requires avoiding light pollution.</p> <p>Mitigation may be required to minimise noise pollution from the neighbouring Malling Industrial Estate. Noise assessment and mitigation is a requirement of Policy PL1(26).</p> <p>The development could potentially increase private vehicle use and air pollution in the centre, in combination with other site allocations.</p> <p>NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality.</p>	Indirect / potential cumulative effect on air quality with other allocations	Long	Permanent Reversible	Local Low	-
SA8. To conserve and enhance landscape character.	The site is located outside of the conservation area. The open valley floor and early enclosure landscapes that run into the historic core of the town from the wider countryside, help to preserve a connection between the town and its rural setting. These areas are likely to be highly sensitive to change, both for	N/A	N/A	N/A	N/A	0

Table F.12: Policy PL1(26): Land at Southdowns Road

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
	<p>their intrinsic historic landscape interest and in their role in revealing the interest of nearby areas including the conservation area.</p> <p>Policy PL1(26) requires development should maximise the opportunity to improve the frontage to Southdowns Way and addresses a potential significant negative effect on landscape. LNP policy PL2 also seeks good design.</p>					
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	<p>The site is ~150m from the River Ouse. Site development and construction could potentially pose a pollution risk to the nearby waterways.</p> <p>Assessment and mitigation may be needed to address the potential risk posed on water resources and this is a requirement of Policy PL1(26). NP policy PL4 encourages water efficiency.</p>	N/A	N/A	N/A	N/A	0
SA10. Protect soil resources and make the most efficient use of land	<p>Development proposed on area of old scrubland, which is currently unused.</p> <p>Site was previously use as a landfill site and is likely to be contaminated. Development of the site will require remediation of soils which works towards protection of soil resources.</p> <p>Gas from decaying refuse needs to be determined. It is assumed that this will be a planning obligation put in place by SDNPA through the planning application process.</p>	Direct	Long	Permanent Irreversible	Local Low	++

Table F.12: Policy PL1(26): Land at Southdowns Road

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	The north of the site sits within flood zone 3, whilst the south of the site is within flood zone 2. FRA will be required to determine whether all of the site is developable and what mitigation will be required to reduce flood risk. The sequential and exception test needs to be undertaken in advance of site allocation within the plan. Resilient design not relevant to site assessments but could be addressed through policy.	Direct	Long	Permanent Irreversible	Local/ SDNP	--
SA12. To conserve and enhance the region's biodiversity.	<p>Site proposed on an area of unused scrubland. This has not been identified as hosting any priority habitats. Site sits in SSSI impact risk zone. Policy PL1(26) requires ecological assessment and mitigation to address this. Species surveys and mitigation may be required before development.</p> <p>The development has the potential to provide a net gain in biodiversity through garden / landscape planting, bird and bat boxes and policy PL1(26) sets out ecosystem services enhancements.</p> <p>Draft LNP Policy LE2 expects development proposals to provide a net gain in biodiversity.</p>	N/A	N/A	N/A	N/A	0
SA13. To address the causes of climate change through	All sites can do this. Will be encouraged by LNP policy PL4.	N/A	N/A	N/A	N/A	0

Table F.12: Policy PL1(26): Land at Southdowns Road

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
reducing emissions of greenhouse gases						
SA14. Conserve and enhance the historic environment, heritage assets and their settings	Located outside of conservation area. There aren't any listed buildings or scheduled monuments on site or immediately adjacent. The site is identified as to having a high archaeological potential and there is an archaeological planning condition already in place for this site.	N/A	N/A	N/A	N/A	0
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	Development will support the town centre by locating more residents within easy access to the businesses located there. Allocation of this site is not likely to affect local skills or core sectors, such as tourism and food and drink.	Direct	Long	Permanent Irreversible	Local Low	+
<p>Mitigation to address potential negative and uncertain effects:</p> <p>SA 11: The sequential and exception test needs to be undertaken in advance of site allocation within the plan. Flood risk assessment required as a part of planning permission and mitigation put in place to manage drainage on site.</p> <p>Enhancement opportunities to improve sustainability performance: None</p>						

Table F.13: Policy PL1(34): Little East Street Car Park (Corner of North Street & East Street)

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>The site is located within the town centre, close to the main high street (150m, 2 mins). The site is 350m away from the main the main shopping area in Cliffe High St.</p> <p>The site is located 0.6km (9 minutes' walk) from the Railway Land Nature Reserve. The leisure centre is 1.1km miles away (15 minutes' walk) and Southover Sports Ground is located 0.8km away (11 minutes' walk). The nearest GP is located 350m away on the main High St. Not in the AQMA but it is close by.</p>	Direct	Long	Permanent Irreversible	Local Low	+
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	Overall, this area is not identified as deprived, apart from in relation to living environment domain but that is unlikely to have an effect on community cohesion.	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all services and facilities.	The site is within a close proximity to the town centre (150m to the High St). Good sustainable transport access – located near to bus and train station. Policy PL1(34) requires provision should be made for easy access from the site on foot and by bicycle to access local facilities and services.	Direct	Medium/ Long	Permanent Irreversible	Local Low	++
SA4. To improve the efficiency of transport networks by	The site is located 150m away from the town bus station, with several routes running around the town and further afield to Brighton and Newhaven.	Direct	Medium/ Long	Permanent Irreversible	Local Low	++

Table F.13: Policy PL1(34): Little East Street Car Park (Corner of North Street & East Street)

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	The train station is located 0.6km away (9 minutes' walk) from the site. Locating more people close to the town will hopefully work towards minimising the impact of cars and car parking on the town centre.					
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability	Site could provide 20 new dwellings and supports the achievement of this objective. Policy will determine whether sites provide accommodation specifically for the elderly. Proportion of affordable housing to be determined by policy	Direct	Long	Permanent Irreversible	Local Low	++
SA6. To encourage increased engagement in cultural activity across all sections of the community in the SDNP and promote sustainable tourism	Development of this site will not support nor detract from tourism.	N/A	N/A	N/A	N/A	0

Table F.13: Policy PL1(34): Little East Street Car Park (Corner of North Street & East Street)						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA7. To reduce air, noise and light pollution	<p>Site is located in the town centre close to the AQMA. According to the IMDB (2015) the site is described as environmentally deprived with regards to the living domain. This could be related to poor air quality.</p> <p>Development is located near to sustainable transport modes but could still increase the number of private vehicles within the centre, in combination with other allocations. NP Policy PL1(34) limits carparking provision to one space per dwelling in order to minimise air pollution. NP policy AM3 also requires provision of electric car charging points within town centre car parks and within new developments and this would also help to mitigate for a potential negative effect on air quality.</p> <p>Development not likely to affect tranquillity and light pollution levels as it is within the built up area.</p>	N/A	N/A	N/A	N/A	0
SA8. To conserve and enhance landscape character.	<p>Site falls within the conservation area. High magnitude due to sensitivity and importance of conservation area. Mitigation required to avoid negative effect on conservation area.</p> <p>Located within the St John sub Castro HUCA. Within this area there are 71 listed buildings, groups of buildings, or monuments.</p> <p>Mitigation would be needed through design to ensure that it reflects and enhances the conservation area and townscape and Policy PL1(34) includes the requirement for development to maximise the opportunity to improve the frontage to North Street, East Street and</p>	N/A	N/A	N/A	N/A	0

Table F.13: Policy PL1(34): Little East Street Car Park (Corner of North Street & East Street)						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
	Little East Street in order to address this potential significant negative effect on townscape.					
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	No watercourses on site visible on maps. All sites will perform the same with regards to water efficiency. NP policy PL4 encourages water efficiency.	N/A	N/A	N/A	N/A	0
SA10. Protect soil resources and make the most efficient use of land	Brownfield site currently occupied by car park. Contributes to protection of soil resources.	Direct	Short	Permanent Irreversible	Local Low	+
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	Site lies outside of any flood zones. Resilient design not relevant to site assessments but could be addressed through policy.	N/A	N/A	N/A	N/A	0
SA12. To conserve and enhance the region's biodiversity.	No nature conservation sites in immediate vicinity. Unlikely to be habitats on site which could be affected by development but normal protected species surveys may be required such as bats. The	Direct	Short	Permanent Irreversible	Local Low	0

Table F.13: Policy PL1(34): Little East Street Car Park (Corner of North Street & East Street)

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
	<p>development has the potential to provide a net gain in biodiversity through garden / landscape planting, bird and bat boxes.</p> <p>Draft LNP Policy LE2 expects development proposals to provide a net gain in biodiversity and Policy PI1(43) includes ecosystem services enhancements which could be possible on this site.</p>					
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	All sites can do this will be neutral for all sites. Will be encouraged by LNP policy PL4.	N/A	N/A	N/A	N/A	0
SA14. Conserve and enhance the historic environment, heritage assets and their settings	<p>Located within the conservation area. Mitigation required to avoid negative effect on conservation area. Listed buildings and scheduled monuments are located immediately adjacent to the site. High magnitude due to sensitivity and importance of conservation area. Mitigation required to avoid negative effect on conservation area.</p> <p>Located within the St John sub Castro HUCA. Within this area there are 71 listed buildings, groups of buildings, or monuments. The survival of so many historic buildings, and the absence of substantial 20th-century redevelopment, gives this area a high archaeological potential. It has a medium historic environment value and a medium vulnerability score.</p>	N/A	N/A	N/A	N/A	0

Table F.13: Policy PL1(34): Little East Street Car Park (Corner of North Street & East Street)						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
	Policy PL1(34) includes the requirement for development to maximise the opportunity to improve the frontage to North Street, East Street and Little East Street in order to address this potential significant negative effect on the conservation area and heritage assets.					
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	Development will support the town centre by locating more residents within easy access to the businesses located there. Allocation of this site is not likely to affect local skills or core sectors, such as tourism and food and drink. These could be affected by policy.	Direct	Long	Permanent Irreversible	Local Low	+
<p>Mitigation to address potential negative and uncertain effects:</p> <p>(SA1: It may not be possible to put in place further mitigation to address the potential negative affect of the poor air quality within the AQMA on people's health. NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to improve air quality in the longer term. See also mitigation for SA7 below.)</p> <p>Enhancement opportunities to improve sustainability performance: None</p>						

Table F.14: Policy PL1(35): Lynchets Garage Site

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	GP surgery located along the A26 less than 1km away. Accessible via buses on this route. Site located near to Malling Hill down land to the east; part of Lewes Downs SSSI and Lewes Downs SAC. No formal parks or play areas appear to be nearby. Site is outside of AQMA. Allocation of this site will not affect crime. Crime could be affected by policy, such as in relation to design.	Direct	Long	Permanent Irreversible	Local Low	+
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	Deprivation data doesn't indicate that this area is particularly deprived, although there could be some issues with income derivation and levels of education, skills and training. The allocation of this site will not help to improve this situation. The development would be small and is unlikely to affect community cohesion.	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all services and facilities.	A little remote from the town centre, although it is accessible by bus and cycle. Approx. 1.5km to the town centre as the crow flies. Primary school is located nearby, the other side of the A26. Location of convenience shops and other facilities unknown. The allocation of the site will not improve accessibility and is not located in a location with particularly good access to shops and facilities.	Direct	Long	Permanent Irreversible	Local Low	-
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel	The site is well served by buses which run towards the town centre and also out of Lewes, towards Uckfield / Tunbridge Wells. Cycling access to the town centre is relatively level.	N/A	N/A	N/A	N/A	0

Table F.14: Policy PL1(35): Lynchets Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent	Significance
by sustainable modes and by promoting policies which reduce the need to travel.	<p>The allocation of this site will place more residents in a location with some sustainable access to the town centre but will not make a significant contribution towards meeting this SA Objective.</p> <p>The site is located 1.5km (22 minute walk) away from the centre of town. It does not benefit from segregated walking routes. This may encourage more people to use their cars, contributing to the ongoing congestion and air quality issues within the town centre. However, NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this would help to mitigate for a potential negative effect on air quality.</p>					
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability	<p>Provides new housing with potential for some to be affordable. Has potential to significantly contribute to this SA Objective.</p> <p>Provide accommodation specifically for the elderly. Proportion of affordable housing to be determined by policy.</p>	Direct	Long	Permanent Irreversible	Local Low	++
SA6. To encourage increased engagement in cultural activity	Neutral effect. Development of residential garages. Will not affect tourism.	N/A	N/A	N/A	N/A	0

Table F.14: Policy PL1(35): Lynchets Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent	Significance
across all sections of the community in the SDNP and promote sustainable tourism						
SA7. To reduce air, noise and light pollution	<p>Development would be in existing built up area within an existing housing estate. This area is sensitive as it is close to a SSSI and the edge of the built up area. Unlikely to affect tranquillity but mitigation could be required to limit light pollution.</p> <p>Assessment and mitigation may be needed for potential noise impact from the nearby A26. The development could increase car use in Lewes. NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality.</p>	Direct	Long	Permanent Reversible	Local	-
SA8. To conserve and enhance landscape character.	Site is within settlement boundary and is previously developed land. LNP policy PL2 will seek good design. Policy P11(35) requires development to maximise the opportunity to provide townscape improvement to The Lynchets.	N/A	N/A	N/A	N/A	0
SA9. To maintain and improve water quality and encourage its conservation, and to	<p>No watercourses on site visible on maps. All sites will perform the same with regards to water efficiency.</p> <p>LNP policy PL4 encourages water efficiency.</p>	N/A	N/A	N/A	N/A	0

Table F.14: Policy PL1(35): Lynchets Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent	Significance
achieve sustainable water resources management						
SA10. Protect soil resources and make the most efficient use of land	Would result in development of 0.9 ha plot which appears to be mainly brownfield land currently occupied by residential garages. Works towards protection of soil resources.	Direct	Long	Permanent Irreversible	Local Low	++
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	Site appears to be within flood zone 1 and therefore low risk of flooding. Development site is small and limited to area of garage footprints and hardstanding. As the boundary is drawn, the green corridor to south west of site is unlikely to be affected by development. Resilient design not relevant to site assessments but could be addressed through policy.	N/A	N/A	N/A	N/A	0
SA12. To conserve and enhance the region's biodiversity.	The Habitats Regulations Assessment Screening Statement for the Lewes Neighbourhood Development Plan (South Downs National Park Authority, April 2018) concludes that the Lewes Neighbourhood Development Plan will not result in significant effects on the SAC from, for example, increasing recreational pressure or air quality. NP Policy PL1(35) requires ecological assessment prior to development. NP Policy LE2 expects development proposals to	N/A	N/A	N/A	N/A	0

Table F.14: Policy PL1(35): Lynchets Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent	Significance
	provide a net gain in biodiversity and Policy PL1(35) includes ecosystem services enhancements possible on this site.					
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	All sites can do this will be neutral for all sites. Will be encouraged by LNP policy PL4.	N/A	N/A	N/A	N/A	0
SA14. Conserve and enhance the historic environment, heritage assets and their settings	This site is previously developed but is located within an Archaeological Notification Area, Post Medieval Mill Site, Roman Road Site, Roman Settlement & Burials, Anglo Saxon Settlement & Burials, High Archaeological Potential. High magnitude due to high number of historic receptors which could be affected. However, low probability of effect as the site is previously developed and archaeological resources are likely to have been previously disturbed / destroyed / removed. Site should be subject to evaluation trenching to clarify risk, including risk of financially unviable site due to archaeological mitigation costs. Archaeological assessment and mitigation is a requirement of Policy PL1(35).	N/A	N/A	N/A	N/A	0
SA15. To encourage development of the economy in a manner	No existing business will be displaced by development. Development does not particularly support / not support the town centre businesses. Development does not affect any tourism or	N/A	N/A	N/A	N/A	0

Table F.14: Policy PL1(35): Lynchets Garage Site

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent	Significance
that balances business interests to maintain a vibrant town	other key sector businesses nor does it support improving local skills.					
<p>Mitigation to address potential negative and uncertain effects: (SA3 and 4: it may not be possible to mitigate for the limited accessibility to services and facilities by sustainable means in this location)</p> <p>Enhancement opportunities to improve sustainability performance: None</p>						

Table F.15: Policy PL1(36): Magistrates Court Car Park						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>Site is located close to the centre of town. The main High St is 300m away (6 minutes') and the main shopping area at Cliffe High St is located 150m away (2 minutes' walk). The nearest GP is located 300m away on the High St.</p> <p>The site backs onto the Railway Land Nature reserve. It is situated 0.6km (7 minutes' walk) away from the leisure centre and 0.8km (9 minutes' walk) from the sports facilities at Convent Fields. The bus station is 150m away (2 minutes') and the train station is located 0.5km (6 minutes' walk) to the train station. Not in AQMA.</p>	Direct	Long	Irreversible Permanent	Local Low	+
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	Overall, this area is not identified as deprived, apart from in relation to living environment domain but that is unlikely to have an effect on community cohesion.	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all services and facilities.	The site is within a close proximity to the town centre (350m to the High St). Good sustainable transport access – located near to bus and train station.	Direct	Long	Permanent Irreversible	Local Low	++
SA4. To improve the efficiency of transport networks by enhancing the	The site is located 150m away from the town bus station, with several routes running around the town and further afield to Brighton and Newhaven.	Direct	Long	Permanent Irreversible	Local Low	++

Table F.15: Policy PL1(36): Magistrates Court Car Park						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	The train station is located 0.5km away (6 minutes' walk) from the site. The Lewes Station Cycle Hub is based at the station. This offers secure lock up facilities for up to 100 bikes.					
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability	Site could provide 9 new dwellings and supports the achievement of this objective. Policy will determine whether sites provide accommodation specifically for the elderly. Proportion of affordable housing to be determined by policy.	Direct	Long	Permanent Irreversible	Local Low	++
SA6. To encourage increased engagement in cultural activity across all sections of the community in the SDNP and promote sustainable tourism	Development of this site will not support nor detract from tourism.	Direct	Short	Permanent Irreversible	Local Low	0

Table F.15: Policy PL1(36): Magistrates Court Car Park						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA7. To reduce air, noise and light pollution	<p>Not in AQMA. According to the IMDB (2015) the site is described as environmentally deprived with regards to the living domain. This could be related to poor air quality. Development not likely to contribute to improving this situation but is located near to sustainable transport modes and therefore may not exacerbate the situation either.</p> <p>Removal of parking spaces could encourage use of sustainable modes of transport. However, development of the site for residential uses could introduce more cars into the town centre. Policy PL1(36) therefore limits carparking provision to one space per dwelling in order to minimise air pollution. NP policy AM3 also requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality.</p> <p>Development not likely to affect tranquillity and light pollution levels. Site is within the town centre.</p>	N/A	N/A	N/A	N/A	0
SA8. To conserve and enhance landscape character.	<p>The site falls just outside the conservation area. It is previously developed land.</p> <p>The open valley floor and early enclosure landscapes that run into the historic core of the town from the wider countryside, help to preserve a connection between the town and its rural setting.</p> <p>These areas are likely to be highly sensitive to change, both for their intrinsic historic landscape interest and in their role in revealing the interest of nearby areas including the conservation area.</p>	N/A	N/A	N/A	N/A	0

Table F.15: Policy PL1(36): Magistrates Court Car Park						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
	LNP policy PL2 will seek good design. Mitigation would be required to ensure that the design of the development enhances the setting of the conservation area and the landscape / townscape in this area and Policy PL1(36) contains wording to address this; it requires development to improve the frontage to Court Road and provide positive interface with woodland to south east of the site.					
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	Site located <100m away from the river Ouse. Site development and construction could potentially pose a pollution risk to the nearby waterway, however, it is assumed that Local Plan development management policies will ensure that construction will be controlled to avoid pollution of waterways during construction.	N/A	N/A	N/A	N/A	0
SA10. Protect soil resources and make the most efficient use of land	Brownfield site currently occupied by car park. Contributes to protection of soil resources.	Direct	Long	Permanent Irreversible	Local Low	+
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	Site lies within flood zone 2. FRA will be required and this is a requirement of Policy PL1(36). Resilient design not relevant to site assessments but could be addressed through policy.	N/A	N/A	N/A	N/A	0

Table F.15: Policy PL1(36): Magistrates Court Car Park						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA12. To conserve and enhance the region's biodiversity.	<p>Site backs onto the Lewes Railway Land Nature Reserve. This site is of local importance. This site hosts 4 important habitats – wet woodland, reed bed, ponds and floodplain grasslands. Mitigation would be required to ensure no adverse effect on the nature reserve during construction. Assume local plan policies will address through development control.</p> <p>The development has the potential to provide a net gain in biodiversity through garden / landscape planting, bird and bat boxes. Policy PL1(36) sets out ecosystem services enhancements possible on this site.</p>	N/A	N/A	N/A	N/A	0
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	All sites can do this will be neutral for all sites. Will be encouraged by LNP policy PL4.	N/A	N/A	N/A	N/A	0
SA14. Conserve and enhance the historic environment, heritage assets and their settings	Site has been previously developed. Located outside of the conservation area, but adjacent to it. Sits behind a grade II listed terrace. Policy PL1(36) requires development to improve the frontage to Court Road and provide positive interface with woodland to south east of the site.	N/A	N/A	N/A	N/A	0

Table F.15: Policy PL1(36): Magistrates Court Car Park						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	Development will support the town centre by locating more residents within easy access to the businesses located there. Allocation of this site is not likely to affect local skills or core sectors, such as tourism and food and drink. These could be affected by policy.	Direct	Long	Permanent Irreversible	Local Low	+
Mitigation to address potential negative and uncertain effects: None						
Enhancement opportunities to improve sustainability performance: None						

Table F.16: Policy PL1(39): Malling Street Ex Petrol Station

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>GP surgery located nearby within easy walking distance. Town centre is within walking and cycling distance as is the bus station and the train station (approx. 15-20 minute walk).</p> <p>Opportunities for outdoor recreation nearby. Site located within approx. 200m of Malling Hill down land to the east; part of Lewes Downs SSSI and Lewes Downs SAC. Allotment gardens are also located on Malling Hill.</p> <p>Site is outside of AQMA.</p> <p>Allocation of this site will not affect crime. Crime could be affected by policy, such as in relation to design.</p>	Direct	Short	Permanent Irreversible	Local Low	+
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	Deprivation data does not indicate that this area is particularly deprived, although there could be some issues with income derivation and levels of education, skills and training. The allocation of this site will not help to improve this situation. The development would be small and is unlikely to affect community cohesion.	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all services and facilities.	The town centre and more local facilities, such as a supermarket are easily accessible to this site. The site is located with good access to facilities and services.	Direct	Short	Permanent Irreversible	Local Low	+
SA4. To improve the efficiency of transport	The site is located close to the bus station and is an approx.. 15-20 min walk to the train station, therefore has good access to public	Direct	Short	Permanent	Local	+

Table F.16: Policy PL1(39): Malling Street Ex Petrol Station						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	<p>transport. Walking and cycling access to the town centre on relatively level route.</p> <p>The allocation of this site will place more residents in a location with some sustainable access to the town centre but will not make a significant contribution towards meeting this SA Objective.</p>			Irreversible	Low	
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability	<p>Provides new housing with potential for some to be affordable. Has potential to significantly contribute to this SA Objective.</p> <p>Provide accommodation specifically for the elderly. Proportion of affordable housing to be determined by policy.</p>	Direct	Short	Permanent Irreversible	Local Low	++
SA6. To encourage increased engagement in cultural activity across all sections of the community in the	Neutral effect. Development of former petrol station / car sales garage. Will not affect tourism.	N/A	N/A	N/A	N/A	0

Table F.16: Policy PL1(39): Malling Street Ex Petrol Station						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SDNP and promote sustainable tourism						
SA7. To reduce air, noise and light pollution	<p>Development would be in existing built up area. This area is sensitive as it is close to a SSSI and the edge of the built up area. Unlikely to affect tranquillity but mitigation would be required to limit light pollution, as required by the Design Guidance.</p> <p>Site is outside of AQMA. The site is served by several bus services. Town centre is within walking and cycling distance as is the bus station and the train station (approx.15-20 minute walk). NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this would help to mitigate for a potential negative effect on air quality.</p>	N/A	N/A	N/A	N/A	0
SA8. To conserve and enhance landscape character.	<p>Site is within settlement boundary and is previously developed land. LNP policy PL2 will seek good design. Policy PL1(39) requires development should maximise the opportunity to improve the frontage to Malling Street and Daveys Lane.</p>	N/A	N/A	N/A	N/A	0
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable	<p>No watercourses on site visible on maps. All sites will perform the same with regard to water efficiency. LNP policy PL4 encourages water efficiency.</p>	N/A	N/A	N/A	N/A	0

Table F.16: Policy PL1(39): Malling Street Ex Petrol Station

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
water resources management						
SA10. Protect soil resources and make the most efficient use of land	Would result in development of 0.04 ha plot which is previously developed land. The site is likely to be contaminated due to previous petrol station use. Development of the site will require remediation of soils which works towards protection of soil resources, which is a requirement of Policy PL1(39).	Direct	Short	Permanent Irreversible	Local Low	++
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	Site appears to be within flood zone 3 and therefore potentially at high risk of flooding. Sequential test should be undertaken. Flood risk assessment will be required and mitigation put in place prior to development.	Direct / indirect	Short	Permanent Irreversible	Local / District / National Park High	--
SA12. To conserve and enhance the region's biodiversity.	The Habitats Regulations Assessment Screening Statement for the Lewes Neighbourhood Development Plan (South Downs National Park Authority, April 2018) concludes that the Lewes Neighbourhood Development Plan will not result in significant effects on the SAC from, for example, increasing recreational pressure or air quality. Policy PL1(39) requires ecological assessment prior to development. NP Policy LE2 also expects development proposals	N/A	N/A	N/A	N/A	0

Table F.16: Policy PL1(39): Malling Street Ex Petrol Station						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
	to provide a net gain in biodiversity and policy PL1(39) sets out ecosystem services enhancements possible on this site.					
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	All sites can do this will be neutral for all sites. Will be encouraged by LNP policy PL4.	N/A	N/A	N/A	N/A	0
SA14. Conserve and enhance the historic environment, heritage assets and their settings	Not in conservation area and no listed buildings adjacent to site. No know archaeological constraints and site is previously developed. Risk to heritage assets is low. Development of site neither contributes nor works against the achievement of the objective.	N/A	N/A	N/A	N/A	0
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	A car sales business currently occupies this site. This is not a key sector being promoted by SDNPA and it is not clear whether the business is closing regardless of the land owner's desire to develop the site. Development of the site could provide general support to the town centre businesses. Development does not affect any tourism or other key sector businesses nor does it support improving local skills.	N/A	N/A	N/A	N/A	0
Mitigation to address potential negative and uncertain effects:						

Table F.16: Policy PL1(39): Malling Street Ex Petrol Station						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
	<p>SA11: Flood risk assessment required to ascertain flood risk to the site (i.e. if falls within flood zones 2, 3a or 3b). Subject to FRA, mitigation would be needed prior to development.</p> <p>SA12: HRA screening required to identify potential for likely significant effects on the Lewes Downs SAC.</p> <p>Enhancement opportunities to improve sustainability performance: None</p>					

Table F.17: Policy PL1(44): Prince Charles Road Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Direct	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>Located opposite Lewes Downs SSSI. Site is located well outside of the town centre (2km- 24 minute walk) and in certain places lacks segregated walking and cycling routes. However, a number of bus services run directly from the site into the town centre and further afield.</p> <p>Health facilities are located in the town centre. The nearest GP surgery is situated on Malling Street 1.5km away. The Community and Children’s centre is located 0.8km (10 minutes’ walk) away. Playing fields, football pitches and a play park can also be found here.</p> <p>Allocation of this site will not affect crime. Crime could be affected by policy, such as in relation to design.</p>	Direct	Long	Permanent Irreversible	Local Low	+
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	<p>This area is identified as being deprived with regards to education, skills and training.</p> <p>The addition of more homes may well help the barriers to affordable housing but may not necessarily support community cohesion.</p>	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all services and facilities.	<p>Site is located out of the town centre, but is accessible by 4 different bus routes. The site does benefit from some segregated foot and cycle paths but they don’t provide a direct route into the town centre. Larger supermarkets and hardware stores can be found 1.2km away (16 minutes’ walk). The allocation of the site will not improve accessibility</p>	Direct	Medium	Permanent Irreversible	Local Low	-

Table F.17: Policy PL1(44): Prince Charles Road Garage Site

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Direct	Significance
	and is not located in a location with particularly good access to shops and facilities.					
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	<p>Site is located well out of the town centre, but is accessible by 4 different bus routes. The site does not benefit from segregated foot and cycle paths linking it to the centre of town. The gradient may well have an impact on this.</p> <p>The unattractiveness of walking and cycling options may well make people more inclined to use their cars, contributing to the ongoing congestion and air quality issues within the town centre.</p>	Direct	Medium	Permanent Irreversible	Local Low	-
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability	<p>Site could provide 6 new dwellings.</p> <p>Policy will determine whether sites provide accommodation specifically for the elderly.</p>	Direct	Long	Permanent Irreversible	Local Low	++
SA6. To encourage increased	Neutral effect. Development of residential garages will not affect tourism.	N/A	N/A	N/A	N/A	0

Table F.17: Policy PL1(44): Prince Charles Road Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Direct	Significance
engagement in cultural activity across all sections of the community in the SDNP and promote sustainable tourism						
SA7. To reduce air, noise and light pollution	<p>Development not likely to affect tranquillity and light pollution levels because it is located within the existing settlement. Mitigation may be required to assess the impact of artificial lighting on the neighbouring Lewes Downs SSSI in line with the Design Guidance.</p> <p>The development has potential to create more traffic however, NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality.</p>	Indirect / potential cumulative effect on air quality with other allocations	Medium/ Long	N/A	N/A	-
SA8. To conserve and enhance landscape character.	<p>Site is previously developed land.</p> <p>Although this site is near to the edge of the settlement it appears to be screened by existing buildings. NP policy PL2 will seek good design. Policy PL1(44) requires development to maximise the opportunity provide townscape improvement to Prince Charles Road.</p>	N/A	N/A	N/A	N/A	0
SA9. To maintain and improve water quality and encourage its	Site located >100m away from a surface water drain, which flows into the river Ouse.	N/A	N/A	N/A	N/A	0

Table F.17: Policy PL1(44): Prince Charles Road Garage Site

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Direct	Significance
conservation, and to achieve sustainable water resources management	Site development and construction could potentially pose a pollution risk to the nearby waterway although it is assumed that Local Plan development management policies will ensure that construction will be controlled to avoid pollution of waterways during construction. All sites will perform the same with regards to water efficiency. LNP policy PL4 encourages water efficiency.					
SA10. Protect soil resources and make the most efficient use of land	Brownfield site currently occupied by residential garages. Works towards protection of soil resources.	Direct	Long	Permanent Irreversible	Local Low	+
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	Site lies outside of any flood zones. Resilient design not relevant to site assessments but could be addressed through policy.	N/A	N/A	N/A	N/A	0
SA12. To conserve and enhance the region's biodiversity.	Site backs onto Lewes Downs SSSI and SAC and sits within an SSSI impact risk zone. The Habitats Regulations Assessment Screening Statement for the Lewes Neighbourhood Development Plan (South Downs National Park Authority, April 2018) concludes that the Lewes Neighbourhood Development Plan will not result in significant effects on the SAC from, for example, increasing recreational pressure or air quality.	N/A	N/A	N/A	N/A	0

Table F.17: Policy PL1(44): Prince Charles Road Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Direct	Significance
	Policy PL1(44) requires ecological assessment prior to development and sets out ecosystem services the development could provide. NP Policy LE2 also expects development proposals to provide a net gain in biodiversity.					
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	All sites can do this will be neutral for all sites. Will be encouraged by LNP policy PL4.	N/A	N/A	N/A	N/A	0
SA14. Conserve and enhance the historic environment, heritage assets and their settings	Located outside of conservation area, but within close proximity to the Earwig Corner Saxon cemetery. No listed buildings or scheduled monuments on site or immediately adjacent. Policy PL1(44) states that the redevelopment process should have particular regard for archaeological sensitivity on the site due to its proximity to Saxon Cemetery. Archaeological assessment and mitigation is a requirement of Policy PL1(44).	N/A	N/A	N/A	N/A	0
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	No existing business will be displaced by development. Development does not particularly support / not support the town centre businesses. Development does not affect any tourism or other key sector businesses nor does it support improving local skills.	N/A	N/A	N/A	N/A	0

Mitigation to address potential negative and uncertain effects:

(SA3, 4 & 7: it may not be possible to fully mitigate for the limited accessibility to services and facilities by sustainable means in this location and therefore the potential for new residents to increase the use of private cars in the town centre. As mentioned above, NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality in the longer term.)

SA12: HRA screening required to identify potential for likely significant effects on the Lewes Downs SAC.

Enhancement opportunities to improve sustainability performance: None

Table F.18: Policy PL1(46): Queens Road Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>GP surgery located along the A26 approx.1km away. Accessible via buses on the A26. Site located within 400m of the amenity grassland area off Mayhew Way to the south west. Approx. 520m from Malling Hill down land to the east; part of Lewes Downs SSSI and Lewes Downs SAC.</p> <p>Site is outside of AQMA. Allocation of this site will not affect crime. Crime could be affected by policy, such as in relation to design.</p>	Direct	Long	Permanent Irreversible	Local Low	+
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	Deprivation data doesn't indicate that this area is particularly deprived, although there could be some issues with income deprivation and levels of education, skills and training. The allocation of this site will not help to improve this situation. The development would be small and is unlikely to affect community cohesion.	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all services and facilities.	<p>A little remote from the town centre, which is approx. 20 min walk away. Primary school is located nearby, within 350m. A small convenience store (Malling Stores) is located approx. 2 minute walk from the site. A larger super market is located approx. 800m away (12 minutes' walk)</p> <p>The allocation of the site will not significantly improve accessibility and is not located in a location with particularly good access to local shops and facilities.</p>	N/A	N/A	N/A	N/A	0

Table F.18: Policy PL1(46): Queens Road Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	<p>The site is well served by buses which run towards the town centre and also out of Lewes, towards Uckfield / Tunbridge Wells. Cycling access to the town centre is relatively level. The allocation of this site will place more residents in a location with some sustainable access to the town centre but will not make a significant contribution towards meeting this SA Objective.</p> <p>The site is located approx. 2km (approx. 23 minute walk) away from the centre of town. It does however benefit from some segregated walking routes. The distance and inconvenience may encourage more people to use their cars, contributing to the ongoing congestion and air quality issues within the town centre.</p>	Direct	Long	Permanent Irreversible	Local Low	-
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability	<p>Provides new housing with potential for some to be affordable. Has potential to significantly contribute to this SA Objective.</p> <p>Provide accommodation specifically for the elderly. Proportion of affordable housing to be determined by policy.</p>	Direct	Long	Permanent Irreversible	Local Low	++
SA6. To encourage increased	Neutral effect. Development of residential garages. Will not affect tourism.	N/A	N/A	N/A	N/A	0

Table F.18: Policy PL1(46): Queens Road Garage Site

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
engagement in cultural activity across all sections of the community in the SDNP and promote sustainable tourism						
SA7. To reduce air, noise and light pollution	<p>Development would be in existing built up area within an existing housing estate. This area is sensitive as it is on the existing settlement edge. Unlikely to affect tranquillity but mitigation could be required to limit light pollution in accordance with the Design Guidance.</p> <p>The site's distance from the town centre may, out of convenience, encourage more people to use their cars, contributing to the ongoing congestion and air quality issues within the town centre.</p> <p>NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this would help to mitigate for a potential negative effect on air quality.</p>	Indirect / cumulative effect with other allocations	Long	Permanent Irreversible	Local Low	-
SA8. To conserve and enhance landscape character.	Site is within settlement boundary and is previously developed land. LNP policy PL2 will seek good design.	N/A	N/A	N/A	N/A	0
SA9. To maintain and improve water quality and encourage its	A drain is located within field to the north of the site. It is assumed that Local Plan development management policies will ensure that construction will be controlled to avoid pollution of the drain during	N/A	N/A	N/A	N/A	0

Table F.18: Policy PL1(46): Queens Road Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
conservation, and to achieve sustainable water resources management	<p>construction. Operation of the homes is not likely to affect water quality in the drain.</p> <p>All sites will perform the same with regards to water efficiency. LNP policy PL4 encourages water efficiency.</p>					
SA10. Protect soil resources and make the most efficient use of land	Would result in development of a small plot (with capacity for 10 dwellings) which appears to be mainly brownfield land currently occupied by residential garages. Works towards protection of soil resources.	Direct	Short	Permanent Irreversible	Local Low	++
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	Site appears to be within flood zone 1 = low risk of flooding. Development site is small and limited to area of garage footprints and hardstanding. Resilient design not relevant to site assessments but could be addressed through policy.	N/A	N/A	N/A	N/A	0
SA12. To conserve and enhance the region's biodiversity.	<p>Approx. 520m from Malling Hill down land to the east; part of Lewes Downs SSSI and Lewes Downs SAC.</p> <p>The Habitats Regulations Assessment Screening Statement for the Lewes Neighbourhood Development Plan (South Downs National Park Authority, April 2018) concludes that the Lewes Neighbourhood Development Plan will not result in significant effects on the SAC from, for example, increasing recreational pressure or air quality</p> <p>Policy PL1(46) requires ecological assessment prior to development but HRA screening is also required and therefore a significant negative</p>	N/A	N/A	N/A	N/A	0

Table F.18: Policy PL1(46): Queens Road Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
	effect is recorded, due to the risk of an adverse effect on the SAC, alone and in combination with other allocations. NP Policy LE2 expects development proposals to provide a net gain in biodiversity and the policy itself includes ecosystem services enhancements possible on the site.					
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	All sites can do. This will be neutral for all sites. Will be encouraged by LNP policy PL4.	N/A	N/A	N/A	N/A	0
SA14. Conserve and enhance the historic environment, heritage assets and their settings	<p>This site is previously developed but is located within an Archaeological Notification Area, Post-Medieval Mill Site, Roman Road Site, Roman Settlement & Burials, Anglo Saxon Settlement & Burials, High Archaeological Potential, TPO Group Along Northern Boundary.</p> <p>High magnitude due to high number of historic receptors which could be affected. However, low probability of effect as the site is previously developed and archaeological resources are likely to have been previously disturbed / destroyed / removed. Archaeological assessment and mitigation is a requirement of Policy PL1(46).</p>	N/A	N/A	N/A	N/A	0
SA15. To encourage development of the economy in a manner that balances	No existing business will be displaced by development. Development does not particularly support / not support the town centre businesses.	N/A	N/A	N/A	N/A	0

Table F.18: Policy PL1(46): Queens Road Garage Site						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
business interests to maintain a vibrant town	Development does not affect any tourism or other key sector businesses nor does it support improving local skills.					
<p>Mitigation to address potential negative and uncertain effects:</p> <p>SA12: HRA screening required to identify potential for likely significant effects on the Lewes Downs SAC.</p> <p>(SA4 & 7: it may not be possible to fully mitigate for the limited accessibility to services and facilities by sustainable means in this location and therefore the potential for new residents to increase the use of private cars in the town centre. As mentioned above, NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality in the longer term.)</p> <p>Enhancement opportunities to improve sustainability performance: None</p>						

Table F.19: Policy PL1(48): Land at Former Ambulance Headquarters, Friars Walk						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	Site is located close to the centre of town. The main High St is 300m away (4 minutes') and the main shopping area at Cliffe High St is located 150m away (2 minutes' walk). The nearest GP is located 300m away on the High Street. The site is 150m away from the Railway Land Nature reserve. It is situated 0.5km (9 minutes' walk) away from the Leisure centre and 0.8km (10 minutes' walk) from the sports facilities at Convent Fields. The bus station is 150m away (2 minutes' walk) and the train station is located 0.5km (6 minutes' walk) to the train station. Allocation of this site will not affect crime. Crime could be affected by policy, such as in relation to design.	Direct	Long	Permanent Irreversible	Local Low	-
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	Overall, this area is not identified as deprived, apart from in relation to living environment domain but that is unlikely to have an effect on community cohesion.	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all services and facilities.	The site is within a close proximity to the town centre (300m to the High St). Good sustainable transport access – located near to bus and train station.	Direct	Long	Permanent Irreversible	Local Low	++

Table F.19: Policy PL1(48): Land at Former Ambulance Headquarters, Friars Walk

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	<p>The site is located 150m away from the town bus station, with several routes running around the town and further afield to Brighton and Newhaven.</p> <p>The train station is located 0.5km away (6 minutes' walk) from the site. The Lewes Station Cycle Hub is based at the station. This offers secure lock up facilities for up to 100 bikes.</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	++
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability	<p>Site could provide 18 new dwellings and supports the achievement of this objective.</p> <p>Policy will determine whether sites provide accommodation specifically for the elderly. Proportion of affordable housing to be determined by policy.</p>	Direct	Long	Permanent Irreversible	Local Low	++
SA6. To encourage increased engagement in cultural activity across all sections of the community in the SDNP	Development of this site will not support nor detract from tourism.	N/A	N/A	N/A	N/A	0

Table F.19: Policy PL1(48): Land at Former Ambulance Headquarters, Friars Walk

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
and promote sustainable tourism						
SA7. To reduce air, noise and light pollution	<p>Site located in the centre of town close to the AQMA. According to the IMDB (2015) the site is described as environmentally deprived with regards to the living domain. This could be related to poor air quality. Policy PL1(48) limits carparking provision to one space per dwelling in order to minimise air pollution. NP policy AM3 also requires provision of electric car charging points within town centre car parks and within new developments and this could also help to mitigate for a potential negative effect on air quality.</p> <p>Development not likely to affect tranquillity and light pollution levels. Site is within the town centre.</p>	N/A	N/A	N/A	N/A	0
SA8. To conserve and enhance landscape character.	<p>Site falls within the conservation area. High magnitude due to sensitivity and importance of conservation area. Mitigation required to avoid negative effect on conservation area and Policy PL1(48) requires development to maximise the opportunity to provide townscape improvement to Friars Walk in order to address this potential significant negative effect. LNP policy PL2 will seek good design. Potential for overall improvement in townscape through redevelopment.</p>	N/A	N/A	N/A	N/A	0
SA9. To maintain and improve water quality	<p>Site located <150m away from the river Ouse. Site development and construction could potentially pose a pollution risk to the</p>	N/A	N/A	N/A	N/A	0

Table F.19: Policy PL1(48): Land at Former Ambulance Headquarters, Friars Walk						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
and encourage its conservation, and to achieve sustainable water resources management	nearby waterway although it is assumed that Local Plan development management policies will ensure that construction will be controlled to avoid pollution of waterways during construction.					
SA10. Protect soil resources and make the most efficient use of land	Brownfield site currently occupied by NHS Ambulance HQ offices. Contributes to protection of soil resources.	Direct	Short	Permanent Irreversible	Local Low	+
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	Site lies within flood zone 2. FRA and mitigation is a requirement of Policy PL1(48).	N/A	N/A	N/A	N/A	0
SA12. To conserve and enhance the region's biodiversity.	No nature conservation sites in immediate vicinity. Unlikely to be habitats on site which could be affected by development but normal protected species surveys may be required such as bats. The site will develop some office space and car park into gardens. This would work towards enhancing biodiversity. The development also has the potential to provide a net gain in biodiversity through garden / landscape planting, bird and bat boxes. LNP policy LE2 expects development proposals to provide a net gain in biodiversity.	Direct	Long	Permanent/ Irreversible	Local Low	+

Table F.19: Policy PL1(48): Land at Former Ambulance Headquarters, Friars Walk						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	All sites can do this will be neutral for all sites. Will be encouraged by LNP policy PL4.	N/A	N/A	N/A	N/A	0
SA14. Conserve and enhance the historic environment, heritage assets and their settings	<p>Within School Hill HUCA. There are 62 listed buildings and monuments. The survival of so many post-medieval historic buildings (and some earlier plots), and the known archaeology from the Saxo-Norman period onwards, mean that archaeological potential of nearly all this HUCA is high and considered vulnerable.</p> <p>Listed buildings and scheduled monuments are located immediately adjacent to the site. Site is located within the conservation area. Mitigation required to avoid negative effect on conservation area and Policy PL1(48) requires development to maximise the opportunity to provide townscape improvement to Friars Walk in order to address this potential significant negative effect.</p>	N/A	N/A	N/A	N/A	0
SA15. To encourage development of the economy in a manner that balances business	<p>Development will support the town centre by locating more residents within easy access to the businesses located there.</p> <p>Allocation of this site is not likely to affect local skills or core sectors, such as tourism and food and drink.</p>	Direct	Long	Permanent Irreversible	Local Low	+

Table F.19: Policy PL1(48): Land at Former Ambulance Headquarters, Friars Walk

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
interests to maintain a vibrant town						
<p>Mitigation to address potential negative and uncertain effects: None</p> <p>Enhancement opportunities to improve sustainability performance: None</p>						

Table F.20: Policy PL1(52): St Anne's Crescent						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (S, M L)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>Site located within half a mile of the town centre and 1.5km (19 minutes') of Cliffe High St. 2 GP practices are located within (1km) walking distance. The minor injuries unit is approx. 7 minutes' walk. Site however does not provide new healthcare facilities. Well served by multiple bus routes. The train station is 1.3km away (17 minutes' walk). Southover sports Ground is 1km away (14 minutes' walk). Site is close to western Road (<150m) where there is a local food shop and a frequent bus service.</p> <p>Not within AQMA.</p> <p>Allocation of this site will not affect crime. Crime could be affected by policy, such as in relation to design.</p>	Direct	Long	Permanent Irreversible	Local Low	+
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	Overall, this area is not identified as deprived, apart from in relation to living environment domain but that is unlikely to have an effect on community cohesion.	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all services and facilities.	Well located close to town centre and facilities located there. Also good sustainable transport access, near to train and bus station.	Indirect	Long	Permanent Irreversible	Local Low	+

Table F.20: Policy PL1(52): St Anne's Crescent

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (S, M L)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	<p>The site has good sustainable transport links. It's served by 7 bus routes which run into town and across to larger supermarkets, based on the east side of the river. The train station is located approx. 1.3km miles away (17 minutes' walk) from the site. The Lewes Station Cycle Hub is based at the station. This offers secure lock up facilities for up to 100 bikes.</p> <p>The site does not benefit from segregated walking and cycle routes.</p>	Direct	Long	Permanent Irreversible	Local Low	+
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability	<p>Site could provide 12 new dwellings.</p> <p>Policy will determine whether sites provide accommodation specifically for the elderly. Proportion of affordable housing to be determined by policy.</p>	Direct	Long	Permanent Irreversible	Local Low	++
SA6. To encourage increased engagement in cultural activity across all sections of the	Neutral effect. Car parking will be incorporated into the redevelopment. Will not affect tourism.	N/A	N/A	N/A	N/A	0

Table F.20: Policy PL1(52): St Anne's Crescent						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (S, M L)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
community in the SDNP and promote sustainable tourism						
SA7. To reduce air, noise and light pollution	<p>New housing development has the potential to create more private vehicle use. NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality.</p> <p>Development not likely to affect tranquillity and light pollution levels as the site is within the existing built up area.</p>	Direct	Long	Permanent Irreversible	Local Low	-
SA8. To conserve and enhance landscape character.	Site falls within the post-1800 expansion settlement. Located within the conservation area. High magnitude due to sensitivity and importance of conservation area. Mitigation required to avoid negative effect on conservation area. LNP policy PL2 will seek good design and the policy itself requires that development should maximise the opportunity to provide townscape improvement to St Anne's Crescent.	N/A	N/A	N/A	N/A	0
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable	No watercourses on site visible on maps. All sites will perform the same with regards to water efficiency. NP policy PL4 encourages water efficiency.	N/A	N/A	N/A	N/A	0

Table F.20: Policy PL1(52): St Anne's Crescent						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (S, M L)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
water resources management						
SA10. Protect soil resources and make the most efficient use of land	Brownfield site currently occupied by car park. Contributes to protection of soil resources.	Direct	Long	Permanent Irreversible	Local Low	+
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	Site lies outside of any flood zones. Resilient design not relevant to site assessments but could be addressed through policy.	N/A	N/A	N/A	N/A	0
SA12. To conserve and enhance the region's biodiversity.	No nature conservation sites in immediate vicinity. Unlikely to be habitats on site which could be affected by development but normal protected species surveys may be required. The development has the potential to provide a net gain in biodiversity through garden / landscape planting, bird and bat boxes. NP Policy LE2 expects development proposals to provide a net gain in biodiversity.	N/A	N/A	N/A	N/A	0
SA13. To address the causes of climate change through	All sites can do this. Will be encouraged by LNP policy PL4.	N/A	N/A	N/A	N/A	0

Table F.20: Policy PL1(52): St Anne's Crescent						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (S, M L)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
reducing emissions of greenhouse gases						
SA14. Conserve and enhance the historic environment, heritage assets and their settings	Located within the conservation area. Mitigation required to avoid negative effect on conservation area. No listed buildings or scheduled monuments on site or immediately adjacent. The and the policy itself requires that development should maximise the opportunity to provide townscape improvement to St Anne's Crescent and that it should retain an important view through the site identified in the Conservation Area Appraisal.	N/A	N/A	N/A	N/A	0
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	Development will support the town centre by locating more residents within easy access to the businesses located there. Allocation of this site will not affect local skills or core sectors, such as tourism and food and drink. Public parking is proposed to be included within the redevelopment of this site.	Indirect	Long	Permanent Irreversible	Local Low	+
<p>Mitigation to address potential negative and uncertain effects:</p> <p>(SA7: it may not be possible to fully mitigate for the limited accessibility to services and facilities by sustainable means in this location and therefore the potential for new residents to increase the use of private cars in the town centre. As mentioned above, NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality in the longer term.)</p> <p>Enhancement opportunities to improve sustainability performance: None</p>						

Table F.21: Policy PL1(53): St Anne’s School

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>Site located within half a mile of the town centre and 1.5km (19 minutes') of Cliffe High St. Located ~300m from Western road where there's a local food store and frequent bus services. 2 GP practices are located within (1km) walking distance. The minor injuries unit is a 7 minutes' walk. Site however does not provide new healthcare facilities. Well served by multiple bus routes. The train station is 0.7 miles away (15 minutes' walk). Southover sports Ground is 1km away (14 minutes' walk).</p> <p>Not within AQMA. Allocation of this site will not affect crime. Crime could be affected by policy, such as in relation to design.</p>	Direct	Long	Permanent Irreversible	Local Low	+
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	This area is not identified as deprived. Development of this site will not have any effect on community cohesion.	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all services and facilities.	The site is within relatively close proximity to the town centre (0.5 miles). Good sustainable transport access – located near to multiple bus routes and within walking distance to the train station.	Direct	Medium/ Long	Permanent Irreversible	Local Low	+
SA4. To improve the efficiency of transport networks by enhancing	The site has good sustainable transport links. It's served by 7 bus routes which run into town and across to larger supermarkets, based on the east side of the river. The train station is located 0.7	Direct	Medium/ Long	Permanent Irreversible	Local Low	+

Table F.21: Policy PL1(53): St Anne's School						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	<p>miles away (15 minutes' walk) from the site. The Lewes Station Cycle Hub is based at the station. This offers secure lock up facilities for up to 100 bikes.</p> <p>The site does not benefit from segregated walking and cycle routes.</p>					
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability	<p>Site could provide 18 new dwellings and supports the achievement of this objective.</p> <p>Policy will determine whether sites provide accommodation specifically for the elderly. Proportion of affordable housing to be determined by policy.</p>	Direct	Short	Permanent Irreversible	Local Low	++
SA6. To encourage increased engagement in cultural activity across all sections of the community in the SDNP and promote sustainable tourism	Development of this site will not support nor detract from tourism.	N/A	N/A	N/A	N/A	0

Table F.21: Policy PL1(53): St Anne’s School

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA7. To reduce air, noise and light pollution	<p>Development not likely to affect tranquillity and light pollution levels as the site is within the existing built up area.</p> <p>New housing development has the potential to create more private vehicle use. NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality.</p>	Indirect / potential cumulative effect on air quality with other allocations	Medium/ Long	Permanent Irreversible	Local Low	-
SA8. To conserve and enhance landscape character.	Site falls within the conservation area. High magnitude due to sensitivity and importance of conservation area. Mitigation required to avoid negative effect on conservation area. NP policy PL2 will seek good design and the policy itself identifies that the allocation presents an opportunity to regenerate a disused site with excellent potential to improve townscape including restoration of flint wall to the south of the site.	N/A	N/A	N/A	N/A	0
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	No watercourses on site visible on maps. All sites will perform the same with regards to water efficiency. NP policy PL4 encourages water efficiency.	N/A	N/A	N/A	N/A	0

Table F.21: Policy PL1(53): St Anne's School						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA10. Protect soil resources and make the most efficient use of land	It is assumed the development would entail a combination of redevelopment of the school buildings and areas of hardstanding and development of the larger surrounding grounds. This would therefore work against the protection of soil resources.	Direct	Long	Permanent Irreversible	Local Low	-
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	Site lies outside of any flood zones. Resilient design not relevant to site assessments but could be addressed through policy.	N/A	N/A	N/A	N/A	0
SA12. To conserve and enhance the region's biodiversity.	Site adjacent to local wildlife site. Protected trees within the grounds. Located within a SSSI impact risk zone. Normal protected species surveys may be required including bats and Policy PL1(53) requires ecological assessment and mitigation. The development has the potential to provide a net gain in biodiversity through garden / landscape planting, bird and bat boxes. LNP Policy LE2 expects development proposals to provide a net gain in biodiversity and Policy PL1(53) sets out the ecosystem services that the site could provide.	N/A	N/A	N/A	N/A	0
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	All sites can do this. Will be encouraged by LNP policy PL4.	N/A	N/A	N/A	N/A	0

Table F.21: Policy PL1(53): St Anne's School						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA14. Conserve and enhance the historic environment, heritage assets and their settings	<p>Located within the conservation area. High magnitude due to sensitivity and importance of conservation area. Listed buildings and scheduled monuments are located nearby on Western Road.</p> <p>Not in a HUCA. Mitigation required to avoid negative effect on conservation area and the policy itself identifies that the allocation presents an opportunity to regenerate a disused site with excellent potential to improve townscape including restoration of flint wall to the south of the site.</p>	N/A	N/A	N/A	N/A	0
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	<p>Development will support the town centre by locating more residents within easy access to the businesses located there.</p> <p>Allocation of this site is not likely to affect local skills or core sectors, such as tourism and food and drink.</p>	Direct	Long	Permanent Irreversible	Local low	+
<p>Mitigation to address potential negative and uncertain effects:</p> <p>(SA7: it may not be possible to fully mitigate for the limited accessibility to services and facilities by sustainable means in this location and therefore the potential for new residents to increase the use of private cars in the town centre. As mentioned above, NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to mitigate for a potential negative effect on air quality in the longer term.)</p> <p>(SA10: It is not possible to mitigate for the loss of soil resources)</p> <p>Enhancement opportunities to improve sustainability performance: None</p>						

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>Site is located near to various parks and recreational facilities. Health care facilities are located nearby with the nearest GP practice situated on Southover Road (less than a 5 min walk). Site is well located within the centre of Lewes and therefore has good walking and cycling access to a range of facilities. Located 0.6 km (9 minutes' walk) away from Southover Sports Ground.</p> <p>Site is outside of the AQMA but very close to it. Allocation of this site will not affect crime. Crime could be affected by policy, such as in relation to design.</p>	Direct	Long	Permanent Irreversible	Local Low	+
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	Overall, this area is not identified as deprived, apart from in relation to living environment domain but that is unlikely to have an effect on community cohesion.	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all services and facilities.	The site is within a close proximity to the town centre. Good sustainable transport access – located near to bus and train station.	Indirect	Medium	Permanent Irreversible	Local Low	++
SA4. To improve the efficiency of transport networks by	The site is well located in the centre of Lewes within easy walking distance of the train and bus stations.	Direct	Medium	Permanent Irreversible	Local Low	++

Table F.22: Policy PL1(57): Station Car Park

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	The site is also situated close to the Lewes Station Cycle Hub, which offers secure lock up facilities for up to 100 bikes.					
SA5. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability	Site could provide 20 new dwellings and supports the achievement of this objective. Policy will determine whether sites provide accommodation specifically for the elderly. Proportion of affordable housing to be determined by policy.	Direct	Long	Permanent Irreversible	Local Low	++
SA6. To encourage increased engagement in cultural activity across all sections of the community in the SDNP and promote sustainable tourism	Development will remove parking spaces for the town. To some extent this may encourage people to seek alternative and more sustainable modes of transport.	N/A	N/A	N/A	N/A	0

Table F.22: Policy PL1(57): Station Car Park

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA7. To reduce air, noise and light pollution	<p>IMD 2015: deprivation issues in this area relating to living environment domain. Could be due to air quality. Development not likely to contribute to improving this situation but is located near to sustainable transport modes and therefore may not exacerbate the situation either. Site is located near to the AQMA. Policy PL1(57) limits carparking provision to one space per household in order to minimise air pollution. NP policy AM3 also requires provision of electric car charging points within town centre car parks and within new developments and this would also help to mitigate for a potential negative effect on air quality.</p> <p>Development not likely to affect tranquillity and light pollution levels. Site is within the town centre.</p> <p>Borders railway line and Policy PL1(5) requires assessment and mitigation for potential noise impact from railway.</p>	N/A	N/A	N/A	N/A	0
SA8. To conserve and enhance landscape character.	<p>Site falls within the pre-1800 settlement. Located within the conservation area. Mitigation required to avoid negative effect on conservation area and the policy itself requires development should maximise the opportunity to provide townscape improvement to Southover Road and Station Road in order to address this potential significant negative effect. NP policy PL2 will seek good design.</p>	N/A	N/A	N/A	N/A	0

Table F.22: Policy PL1(57): Station Car Park						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	No watercourses on site visible on maps. All sites will perform the same with regards to water efficiency. LNP policy PL4 encourages water efficiency.	N/A	N/A	N/A	N/A	0
SA10. Protect soil resources and make the most efficient use of land	Brownfield site currently occupied by car park. Redevelopment of the site supports protection of soil resources.	Direct	Long	Permanent Irreversible	Local Low	++
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	Site is in flood zone 2 and FRA and mitigation is a requirement of Policy PL1(53).	N/A	N/A	N/A	N/A	0
SA12. To conserve and enhance the region's biodiversity.	No nature conservation sites in immediate vicinity. Unlikely to be habitats on site which could be affected by development. Trees on the site should be retained as required by Policy PL1(57). LNP Policy LE2 expects development proposals to provide a net gain in biodiversity.	N/A	N/A	N/A	N/A	0

Table F.22: Policy PL1(57): Station Car Park

SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA13. To address the causes of climate change through reducing emissions of greenhouse gases	All sites can do this will be neutral for all sites. Will be encouraged by LNP policy PL4.	N/A	N/A	N/A	N/A	0
SA14. Conserve and enhance the historic environment, heritage assets and their settings	<p>No listed buildings or scheduled monuments on site or immediately adjacent. Located within the conservation area. Mitigation required to avoid negative effect on conservation area and the policy itself requires development should maximise the opportunity to provide townscape improvement to Southover Road and Station Road in order to address this potential significant negative effect.</p> <p>Within HUCA. Low quality of the 20th-century development, and the absence of many historic buildings (with the substantial exception of the station) or many give it a low Historic Environment Value. The Historic Environment Value of the area means that its vulnerability is low, the greatest threat being to the 19th-century station complex.</p>	N/A	N/A	N/A	N/A	0
SA15. To encourage development of the economy in a manner that balances business interests to	<p>Development will support the town centre by locating more residents within easy access to the businesses located there.</p> <p>Loss of public parking has potential to have a negative effect on the economy of the town but the Lewes car parking study 2012 identified that the town has more than adequate car parking. It</p>	Indirect	Long	Permanent Reversible	Local Low	+

Table F.22: Policy PL1(57): Station Car Park						
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Direct/ Indirect/ Cumulative	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
maintain a vibrant town	could, however, also encourage people to adopt alternative modes of transport. Allocation of this site is not likely to affect local skills or core sectors, such as tourism and food and drink.					
<p>Mitigation to address potential negative and uncertain effects:</p> <p>(SA1: It may not be possible to put in place further mitigation to address the potential negative affect of the poor air quality within the AQMA on people's health. NP policy AM3 requires provision of electric car charging points within town centre car parks and within new developments and this could help to improve air quality in the longer term.)</p> <p>Enhancement opportunities to improve sustainability performance: None</p>						