



Lewes Neighbourhood Plan

Sustainability Appraisal Report

Annex E: Assessment of Site Allocation Options

Prepared on behalf of:



Lewes Town Council and South Downs National Park Authority

Date: January 2019

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1 Introduction

This annex presents the site assessments tables used to assess all site allocation options. Please note that the assessments were undertaken of draft policies at the Pre-Submission stage and do not take account of mitigation subsequently built into the PL1a policy. The annex also lists unselected sites and the reasons why they were not selected as allocations, in Section 4.

The annex has been updated in January 2019, on receipt of the Examination Report.

1.1 Significance and Nature of Effects

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

Table E.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 E.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 Site Assessments

Table E.3: Site 1: Antiques Centre						
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 0.8km to the leisure centre, playing fields to various recreational facilities.</p> <p>Health care facilities are located nearby with the nearest GP practice situated on Southover Road (less than a 2 min walk).</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 within AQMA and therefore a minor negative effect is identified due to the high levels of air pollutants present in this area which can be harmful to health.</p> <p>Allocation of this site will not affect crime. Crime could be affected by policy, such as in relation to design.</p>	Indirect	Long	Permanent Reversible	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 (0.5km to the High St). Good sustainable transport access – located near to bus and train station.	Direct	Medium/ Long	Permanent Irreversible	Local Low	++

Table E.3: Site 1: Antiques Centre						
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 well located in the centre of Lewes within easy walking distance of the train and bus stations.</p> <p>The site is also situated close to the Lewes Station Cycle Hub, which 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 6 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 and promote sustainable tourism	Removal of the antiques centre could result in a potential minor negative effect. Antiques trading is popular within the town and with visitors.	Indirect	Medium/ Long	Permanent Irreversible	Regional Low	-
SA7. To reduce air, noise and light pollution	Site is located within the AQMA.	Indirect / potential	Medium/	Permanent	Local	--

Table E.3: Site 1: Antiques Centre						
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>IMD 2015 highlighted this area as deprived in regards to living environment domain. This could be due to air quality. Development is 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>If parking provision is not limited, the development could increase car use in this area in combination with other developments in the town. LNP 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> <p>Development not likely to affect tranquillity and light pollution levels. Site is within the town centre.</p>	cumulative effect on air quality with other allocations	Long	Reversible	High	
SA8. To conserve and enhance landscape character.	<p>Site falls within the archaeological notification area and a conservation area.</p> <p>High magnitude due to sensitivity and importance of conservation area. Mitigation required to avoid negative effect on conservation area.</p>	Direct	Long	Permanent Irreversible	Local High	- -
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 E.3: Site 1: Antiques Centre						
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
achieve sustainable water resources management						
SA10. Protect soil resources and make the most efficient use of land	Brownfield site currently occupied by antique centre. 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 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. LNP 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 reducing	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 E.3: Site 1: Antiques Centre						
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
emissions of greenhouse gases						
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.</p> <p>Within Southern Lanes HUCA. Identified as having a high archaeological potential and a high historic environmental value.</p> <p>Early 20th century saw the inclusion of large modern buildings. According to the Extensive Urban Survey this degree of change and the lack of protection for some of the key features of this HUCA mean that the vulnerability is high.</p> <p>To be updated when HER information available.</p>	Direct	Long	Permanent Irreversible	Local High	- -
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	<p>Uncertain effect as it is unclear whether the antique centre is closing anyway or will be displaced by the potential redevelopment.</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. These could be affected by policy.</p>	Direct	Long	Permanent Irreversible	Regional Low	?

Table E.3: Site 1: Antiques Centre						
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>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>SA15: It may not be possible to mitigate for the negative effect resulting from closure of the antique centre. Alternative premises could be sought through the plan if this is something that the group thinks is reasonable.</p> <p>Enhancement opportunities to improve sustainability performance:</p> <p>None</p>						

Table E.4: Site 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.</p> <p>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.</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	Low Local	+
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 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	+

Table E.4: Site 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
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 which optimises the scope for environmental sustainability	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	++
SA6. To encourage increased engagement in cultural activity across all sections of the community in the	Neutral effect. Development of a Police storage facility will not affect tourism.	N/A	N/A	N/A	N/A	0

Table E.4: Site 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
SDNP and promote sustainable tourism						
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>LNP 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 / potential cumulative effect on air quality with other allocations	Medium/ Long	Permanent Reversible	Local Low	-
SA8. To conserve and enhance landscape character.	<p>Site is within settlement boundary and is previously developed land.</p> <p>The site falls inside the archaeological notification area (Medieval Hospital Site) but just outside of the conservation area.</p> <p>Assessment to be updated once HER information available.</p> <p>LNP Policy PL2 will seek good design.</p>	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	<p>Site is located within a source protection Zone 2, which is a sensitive groundwater protection area. Development could result in the contamination of groundwater.</p> <p>Specific site criteria states that groundwater sources will be protected, to the satisfaction of the Environment Agency.</p> <p>All sites will perform the same with water efficiency.</p>	Direct/ Cumulative	Long	Permanent Irreversible	Local Low	

Table E.4: Site 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
	LNP Policy PL4 encourages water efficiency.					
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	++
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.	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. LNP 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 reducing emissions of greenhouse gases	All sites can do this will be neutral for all sites. Will be determined by policy. Will be encouraged by LNP Policy PL4.	N/A	N/A	N/A	N/A	0

Table E.4: Site 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>LNP Policy HC3 will require the design of any development respects and complements nearby historic assets. LNP Policy PL1b requires an archaeological investigation and be able to demonstrate that design and layout will best preserve archaeological remains.</p> <p>To be updated when HER available.</p>	Direct	Long	Permanent/ Irreversible	Local Low	-
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:</p> <p>None</p>						

Table E.5: Site 3: Land at the 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	Appears to be located close to some parks and recreational areas, including the Football club. Healthcare facilities are located nearby within the town centre. Site is well located within the centre of Lewes and therefore has good walking and cycling access to a range of facilities. Site is outside of the 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.	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	+
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	+

Table E.5: Site 3: Land at the 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
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 11 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 across all sections of the community in the SDNP and promote sustainable tourism	Neutral effect. Development of auction rooms. Will not affect tourism.	N/A	N/A	N/A	N/A	0
SA7. To reduce air, noise and light pollution	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. If parking provision is not limited, the development could potentially increase car use in this area in combination with other developments in the town. LNP Policy AM3 requires provision of electric car charging points within town centre car	Direct	Long	Permanent Irreversible	Local High	--

Table E.5: Site 3: Land at the 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
	<p>parks and within new developments and this would 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>Site specific criteria states that a noise assessment and mitigation will be required to address potential noise impact from the adjacent railway line.</p>					
SA8. To conserve and enhance landscape character.	<p>Site falls within the pre-1800 settlement.</p> <p>Located 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>LNP Policy PL1b states that development will only be supported if it has appropriate regard to heritage assets within the vicinity of the site.</p>	Direct	Long	Permanent Irreversible	Local High	--
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	<p>No watercourses immediately adjacent to site visible on maps. All sites will perform the same with regard to water efficiency.</p>	N/A	N/A	N/A	N/A	0

Table E.5: Site 3: Land at the 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
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. Resilient design not relevant to site assessments but could be addressed through policy.	Direct	Long	Permanent Irreversible	District / National Park Low	-
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. LNP 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 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

Table E.5: Site 3: Land at the 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
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. Assessment to be updated once HER information available.	Direct	Long	Permanent Irreversible	Local High	- -
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	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. 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. These could be affected by policy.	Indirect	Short	Irreversible	Local / District / National Park Low/ Medium	+
<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>SA11: Flood risk assessment required as a part of planning permission and mitigation put in place to manage drainage on site.</p> <p>SA15: It may not be possible to mitigate for the negative effect resulting from closure of the auction rooms. Alternative premises could be sought through the plan if this is something that the group thinks is reasonable.</p> <p>Enhancement opportunities to improve sustainability performance:</p> <p>None</p>						

Table E.5: Site 3: Land at the 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
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Table E.6: Site 4: Land Off Blois 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>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

Table E.5: Site 3: Land at the 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
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. There are 2 primary schools within walking distance.</p>	Direct	Medium/ Long	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 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	<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 E.5: Site 3: Land at the 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
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 as the site is within the existing built up area.</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>LNP 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 Reversible	Local Low	-
SA8. To conserve and enhance landscape character.	<p>The site is located outside of the conservation areas.</p> <p>The site backs onto a 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

Table E.5: Site 3: Land at the 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
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	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.	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. LNP Policy LE2 expects development proposals to provide a net gain in biodiversity.	N/A	N/A	N/A	N/A	0

Table E.5: Site 3: Land at the 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
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. No listed buildings or scheduled monuments on site or immediately adjacent. To be updated when HER is available.	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
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, LNP 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.)						

Table E.5: Site 3: Land at the 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
Enhancement opportunities to improve sustainability performance: None						

Table E.7: Site 5: Land Off Blois Road (Site B)						
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.</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>	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 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 well have an impact on this.	Direct	Medium/ Long	Permanent Irreversible	Local Low	-

Table E.7: Site 5: Land Off Blois Road (Site B)						
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
	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.					
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>	Cumulative	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 affordable 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 E.7: Site 5: Land Off Blois Road (Site B)						
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 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 an already built up area. 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. LNP 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.	Indirect / potential cumulative effect on air quality with other allocations	Medium/ Long	Permanent Irreversible	Local Low	-
SA8. To conserve and enhance landscape character.	The site falls outside of the conservation area. The site backs onto 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

Table E.7: Site 5: Land Off Blois Road (Site B)						
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 wrt 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	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.	N/A	N/A	N/A	N/A	0

Table E.7: Site 5: Land Off Blois Road (Site B)						
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 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.					
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. To be updated when HER available.	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 E.7: Site 5: Land Off Blois Road (Site B)						
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, LNP 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: None</p>						

Table E.8: Site 6: Brooks 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>The site is located a little way out of town (1km) but benefits by being close to three large supermarkets, and various other retail outlets.</p> <p>The site is located 0.8km (10 mins walk) to the community and children's centre, which has play parks, playing fields and a football club.</p> <p>Situated close to the River Lodge GP Surgery 400m (6 minutes' walk).</p>	Direct	Long	Permanent Irreversible	Local Low	+
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	<p>The site is considered deprived with regards to barriers to housing and services.</p> <p>The addition of more homes may well help the barriers to existing housing shortage 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>The site is located within walking distance of the town centre but does not benefit from segregated foot and cycle paths.</p> <p>It is served by five main bus routes and is 0.7km (9 minutes' walk) away from the town bus station. This runs routes into Brighton and Newhaven.</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	+
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting	<p>The site is well served by bus routes. The town centre is within walking distance (approx. 15 minutes' walk) but it does not benefit from segregated foot and cycle routes. Cycling would be via a level route and would take approx.. 5 minutes. There are several bus routes with stops near to the site with services also running out of Lewes to other settlements to the north east.</p>	N/A	N/A	N/A	N/A	0

Table E.8: Site 6: Brooks 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
policies which reduce the need to travel.						
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 41 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 and promote sustainable tourism	Neutral effect. Development of will not impact 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. Site is within the town centre.</p> <p>Outside of AQMA.</p> <p>Development site is slightly remote from the town centre but there are public transport options and the centre is accessible by walking</p>	N/A	N/A	N/A	N/A	0

Table E.8: Site 6: Brooks 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>within 15 minutes. Cycling would be via a level route and would take approx. 5 minutes.</p> <p>LNP 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>					
SA8. To conserve and enhance landscape character.	<p>The site falls outside of the conservation area.</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> <p>The redevelopment of the site is likely to improve the appearance of this part of Lewes.</p>	Indirect	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 an open surface water drain which subsequently flows into the river Ouse.</p> <p>Construction could potentially pose a pollution risk to the nearby waterways. However, it is assumed that Local Plan development management policies will ensure that construction will be controlled to avoid pollution of the drain during construction.</p> <p>Assessment and mitigation may be needed to addresses the potential risk posed on water resources.</p>	N/A	N/A	N/A	N/A	0

Table E.8: Site 6: Brooks 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
SA10. Protect soil resources and make the most efficient use of land	Brownfield site currently disused. Contributes to protection of soil resources.	Direct	Short	Permanent	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. Resilient design not relevant to site assessments but could be addressed through policy.	Direct	Short	Permanent Irreversible	Local Low	-
SA12. To conserve and enhance the region's biodiversity.	No nature conservation sites in immediate vicinity. Normal protected species surveys may be required. The site is brownfield but could support protected species. 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.	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

Table E.8: Site 6: Brooks 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
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 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	+
Mitigation to address potential negative and uncertain effects: SA 11: Flood risk assessment required as a part of planning permission and mitigation put in place to manage drainage on site. (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, LNP 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 long term)						
Enhancement opportunities to improve sustainability performance: None						

Table E.9: Site 7: Buckwell Court						
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 (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.</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 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. Gradients may have an impact on walking and cycling in this area.</p> <p>A small convenience store is located 0.8km away from the site, bigger shops and facilities are located within the town centre.</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	-

Table E.9: Site 7: Buckwell Court						
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. Gradients may have an impact on walking and cycling in this area.</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 5 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 engagement in cultural activity across all sections of the community in the	Neutral effect. Development will not affect tourism.	N/A	N/A	N/A	N/A	0

Table E.9: Site 7: Buckwell Court						
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
SDNP and promote sustainable tourism						
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>Assessment and mitigation needed for potential noise impact 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 cars, which may contribute further to air pollution issues in the town centre.</p> <p>LNP 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	Medium/ Long	Permanent Irreversible	Local Low	-
SA8. To conserve and enhance landscape character.	<p>Site is within settlement boundary, but outside of the conservation area. Site is currently used as a garden.</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>	Direct / Cumulative effect with sites 30 and 42	Long	Permanent Irreversible	Local Low	-

Table E.9: Site 7: Buckwell Court						
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
	Assessment and mitigation would be needed for potential impact on landscape character. LNP Policy PL2 will seek good design.					
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	-
SA10. Protect soil resources and make the most efficient use of land	Site is currently used as a garden. Proposed development of greenfield site on the edge of town. Works against the objective.	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. Resilient design not relevant to site assessments but could be addressed through policy.	Direct	Medium/ Long	Permanent Irreversible	Local Low	--
SA12. To conserve and enhance the region's biodiversity.	The site backs onto a priority habitat – coastal and floodplain grazing marsh. Site backs onto Offham Marshes SSSI site and sits within an SSSI impact risk zone.	Direct/ Cumulative	Long	Permanent Irreversible	National Low	--

Table E.9: Site 7: Buckwell Court						
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
	Development on a greenfield site may lead to the destruction of habitats and displacement of species. LNP Policy LE2 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 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. 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
Mitigation to address potential negative and uncertain effects:						
SA7: Noise assessment and mitigation required to address potential noise impact from adjacent railway line.						

Table E.9: Site 7: Buckwell Court						
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>SA8: Assessment and mitigation required to address to potential impact the development would have on the open valley floor and early enclosure landscapes. .</p> <p>SA11: Flood risk assessment required as a part of planning permission and mitigation put in place to manage drainage on site.</p> <p>SA12: Ecological assessment and mitigation required to address the potential impact the development would pose to the sensitive coastal and floodplain grazing marsh habitat.</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, LNP 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 long term)</p> <p>(SA10: It is not possible to mitigate for the loss of soil resources)</p> <p>Enhancement opportunities to improve sustainability performance:</p> <p>None</p>					

Table E.10: Site 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.</p> <p>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.</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	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	-
SA4. To improve the efficiency of transport	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 E.10: Site 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
networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	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.		Long	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	Site could provide 6 new dwellings. Policy will determine whether sites provide accommodation specifically for the elderly.	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	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.	Direct	Medium/ Long	Permanent Irreversible	Local Low	-

Table E.10: Site 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>Assessment and mitigation needed for potential noise impact 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> <p>LNP 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>					
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>Assessment and mitigation may be needed for potential impact on landscape character, depending on whether site 7 is brought forward for development. Site 7 is an area of greenfield land which might screen site 8 from views looking towards the settlement.</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> <p>LNP Policy PL2 will seek good design.</p>	Direct / Cumulative effect with sites 7, 30 and 42	Long	Permanent Irreversible	Local Low	- / ?

Table E.10: Site 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
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
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. Ecological assessment and mitigation would be needed for potential impact on habitats and species, including to consider potential for buildings on site to support bats. LNP Policy LE2 expects development proposals to provide a net gain in biodiversity.	Direct	Long	Permanent Irreversible	Low National	-

Table E.10: Site 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
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 It's within a close proximity to two grade two listed sites at Landport Farm – Medieval and post medieval farm complexes.</p> <p>LNP Policy PL1b requires an archaeological investigation and be able to demonstrate that design and layout will best preserve archaeological remains.</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>To be updated when HER information is available.</p> <p>Mitigation required to avoid negative effect on heritage assets.</p>	Direct	Long	Permanent Irreversible	Local Low	-
SA15. To encourage development of the economy in a manner that balances business	<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

Table E.10: Site 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
interests to maintain a vibrant town						
<p>Mitigation to address potential negative and uncertain effects:</p> <p>SA7: Noise assessment and mitigation required to address potential noise impact from adjacent railway line.</p> <p>SA8: Assessment and mitigation required to address to potential impact the development would have on the landscape character of the Lewes floodplain character area.</p> <p>SA12: Ecological assessment and mitigation would be needed for potential impact on habitats and species, including to consider potential for buildings on site to support bats.</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, LNP 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 E.11: Site 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.</p> <p>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).</p> <p>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.	<p>The area is considered deprived with regards to living environment and crime.</p> <p>The allocation is unlikely to resolve this issue nor have any affect community cohesion.</p>	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all services and facilities.	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 recreational facilities but does not always benefit from segregated foot and cycle routes.	Direct	Medium/ Long	Permanent Irreversible	Local Low	++

Table E.11: Site 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
	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.					
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.	Walking and cycling access to the town centre on relatively level route. It does not always benefit from segregated foot and cycle routes. The site is well served by bus routes, with routes running to and from the train station as well as out of town.	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	Site could provide 23 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	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

Table E.11: Site 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
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.</p> <p>Assessment and mitigation may be needed for potential noise impact from the adjacent car parks, and delivery entrances for Waitrose.</p> <p>If parking provision is not limited, the development could potentially increase car use in this area in combination with other developments in the town. LNP 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>	Direct	Medium/ Long	Permanent Irreversible	Local Low	-
SA8. To conserve and enhance landscape character.	<p>The site is within the settlement boundary and falls within the conservation area.</p> <p>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.</p> <p>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	+

Table E.11: Site 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
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	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.	N/A	N/A	N/A	N/A	0
SA10. Protect soil resources and make the most efficient use of land	Brownfield site currently disused. 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 situated within flood zone 3. FRA will be required. Resilient design not relevant to site assessments but could be addressed through policy.	Direct	Long	Permanent Irreversible	Local/ National Park	--
SA12. To conserve and enhance the region's biodiversity.	No nature conservation sites in immediate vicinity. 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. LNP Policy LE2 expects development proposals to provide a net gain in biodiversity.	N/A	N/A	N/A	N/A	0

Table E.11: Site 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
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 the conservation area - close to several grade II listed assets.</p> <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>To be updated when HER information available.</p>	Direct	Long	Permanent Irreversible	Local Low	-- /?
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. These could be affected by policy.</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	+
Mitigation to address potential negative and uncertain effects:						
SA7: Consider limiting car parking provision to one space per household in order to reduce risk of increasing air pollution.						

Table E.11: Site 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
SA 11: Flood risk assessment required as a part of planning permission and mitigation put in place to manage drainage on site.						
SA14: Design of development will need to avoid negative effects on and seek to enhancement the conservation area. Archaeological assessment and mitigation may be required.						
Enhancement opportunities to improve sustainability performance: None						

Table E.12: Site 18: Houndean Farm						
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 well outside the main town, the main shopping street (Cliffe High st) is 2.5km (34 minutes' walk). The high street is located 2km away (24 minutes' walk).</p> <p>The nearest GP practice is situated on Southover Rd – 2.4km away, 30 minutes' walk. The hospital and minor injuries unit is located 1.5km away (18 minutes' walk).</p> <p>The site backs onto paths and bridleways which lead to nearby villages of Plumpton and Offham. The site also benefits from a traffic free route on the National Cycle Network, which can be followed into Brighton.</p> <p>The sports and recreation grounds at Convent Playing Fields, and Lewes Leisure centre are located 2.5km away (34 minutes' walk). The site is relatively distant from formal recreation areas and healthcare facilities but is accessible to paths and bridleways which provide access to the countryside for recreation. Walking and cycling access to facilities is limited however. The site could help contribute to healthy lifestyles but it is considered this effect would be minimal.</p>	N/A	N/A	N/A	N/A	0
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	<p>The site is considered deprived with regards to barriers to housing and services.</p> <p>The addition of more homes may well help the barriers to existing housing shortage 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>The site is in an isolated location on the edge of the town and is only served by a single bus route (N29/28), which runs into Brighton as well as the town centre and supermarkets, on the east side of the river.</p> <p>There are no facilities within close proximity to the site.</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	--

Table E.12: Site 18: Houndean Farm						
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 in an isolated location on the edge of the town and is only served by a single bus route (N29/28), which runs into Brighton as well as the town centre and supermarkets, on the east side of the river.</p> <p>The site benefits from a traffic free route on the National Cycle Network, which can be followed into Brighton, however, this route does not go into Lewes.</p> <p>The site does not benefit from segregated foot and cycle paths linking it to the centre of town.</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 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	Neutral effect. Development of will not impact tourism.	N/A	N/A	N/A	N/A	0

Table E.12: Site 18: Houndean Farm						
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
across all sections of the community in the SDNP and promote sustainable tourism						
SA7. To reduce air, noise and light pollution	<p>Development could affect tranquillity and light pollution levels as the site is outside the existing built up area. The development is proposed on an existing greenfield site.</p> <p>Mitigation may be required to assess the impact of artificial lighting.</p> <p>As the site is situated outside the town, and there's very little public transport options, may well make people more inclined to use their cars.</p> <p>This could contribute to the ongoing congestion and air quality issues within the town centre.</p>	Direct/ Cumulative with other site allocations	Medium/ Long	Permanent Irreversible	Local Low	--
SA8. To conserve and enhance landscape character.	<p>Site is located within landscape character area (land north of Houndean Rise). According to the SDNPA Landscape Capacity Study, this area is considered to have a high landscape value.</p> <p>Sensitivity to change and visual sensitivity are also considered high. The area has been highlighted as having management opportunities for continued agricultural use as well as maintaining the footpath along the ridgeline.</p> <p>The area has a low ability to accommodate change due to the open views across the valley.</p> <p>LNP Policy PL2 will seek good design.</p>	Direct	Long	Permanent Irreversible	Local High	- -

Table E.12: Site 18: Houndean Farm						
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	Development is proposed on greenfield site. It is not yet known whether this site will be the redevelopment of existing farm buildings or a completely new development.	N/A	N/A	N/A	N/A	?
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 has potential to have a negative effect on biodiversity. Site is within a Nature Improvement Area. LNP Policy LE2 expects development proposals to provide a net gain in biodiversity. Uncertain whether any greenfield land would be developed as part of any proposals for this site.	Direct	Medium/ Long	Permanent Irreversible	Local/ SDNP Low	-/?

Table E.12: Site 18: Houndean Farm						
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	Located outside of conservation area. No listed buildings or scheduled monuments on site or immediately adjacent. To be updated when HER available.	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	Allocation of this site is not likely to affect local skills or core sectors, such as tourism and food and drink. Development will maintain current levels of employment and business operating in the town Development does not support the town centre.	N/A	N/A	N/A	N/A	0
Mitigation to address potential negative and uncertain effects: SA8: The development would need to be designed to mitigate any landscape and visual impact on receptors outside the settlement boundary. Sensitive lighting design solutions Should be considered. SA12: Ecological assessment likely to be required.						

Table E.12: Site 18: Houndean Farm						
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, 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, LNP 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.)					
	Enhancement opportunities to improve sustainability performance:					
	None					

Table E.13: Site 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
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 well have an impact on this.	Direct (for new residents)	Short	Permanent Irreversible	Local Low	-

Table E.13: Site 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
	A small convenience shop and a pub are the only facilities available within a 10 minute walk.					
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 which optimises the scope for environmental sustainability	<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	++
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

Table E.13: Site 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
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>LNP 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	Short	Permanent Irreversible	Local Low	-
SA8. To conserve and enhance landscape character.	<p>The site is located outside of the conservation zone and within the settlement boundary.</p> <p>LNP Policy PL2 will 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	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	<p>Brownfield site currently occupied by residential garages.</p> <p>Works towards protection of soil resources.</p>	Direct	Short	Permanent Irreversible	Local Low	+

Table E.13: Site 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.	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.	The site contains habitats including trees and amenity grassland. Potential negative effect on bats as the site could provide suitable habitat and therefore bat surveys may be required. 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. LNP Policy PL1b aims to carry out ecological investigations and where necessary development should take into account the findings.	Direct	Long	Permanent Irreversible	Local Low	-
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. No listed buildings or scheduled monuments on site or immediately adjacent.	N/A	N/A	N/A	N/A	0

Table E.13: Site 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
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>SA8: The development would need to be designed to mitigate any landscape and visual impact on receptors outside the settlement boundary.</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, LNP 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:</p> <p>None</p>						

Table E.14: Site 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.</p> <p>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 1.2kmaway (13 minutes).</p> <p>The nearest GP surgery is 0.6km (8 minutes' walk) away on Malling st. 350m north of the site is a community and children's centre, with a play park, playing fields and a junior football club.</p> <p>The nearest school is South Malling Primary school located 500m</p>	Direct	Long	Permanent Irreversible	Local Low	+

	<p>away (6 minutes' walk).</p> <p>Site is outside of AQMA.</p>					
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	++

	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	<p>Site could provide 101 new dwellings and supports the achievement of this objective.</p> <p>Policy will determine whether sites provide accommodation specifically for the</p>	Direct	Long	Permanent Irreversible	Local Low	++

environmental sustainability	elderly. Proportion of affordable housing to be determined by policy.					
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 as the site is within the existing built up area. Sensitive lighting may be required due to proximity to the SAC / SSSI. Mitigation may be required to minimise noise pollution from the neighbouring Malling Industrial Estate. With regards to air pollution, all developments could create more traffic but developments with	Indirect / potential cumulative effect on air quality with other allocations	Long	Permanent Reversible	Local Low	-

	<p>good access to public transport and the town centre are less likely to. The development could potentially increase private vehicle use and air pollution in the centre, in combination with other site allocations.</p> <p>LNP 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>Site specific criteria requires that the development should be accompanied by a noise assessment in relation to the potential impact on the development of the site from the existing Malling Industrial Estate.</p>					
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SA8. To conserve and enhance landscape character.	<p>The site is located outside of the conservation area.</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> <p>LNP Policy PL2 will seek good design.</p>	Direct	Long	Permanent Irreversible	Local Low	--
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable	<p>The site is ~150m from the River Ouse.</p> <p>Site development and construction could potentially pose a</p>	Direct	Short	Permanent Irreversible	Local Low	-

water resources management	<p>pollution risk to the nearby waterways.</p> <p>Assessment and mitigation may be needed to address the potential risk posed on water resources.</p> <p>LNP Policy PL4 encourages water efficiency.</p>					
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.</p> <p>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.</p> <p>It is assumed that this will be a planning obligation put in place</p>	Direct	Long	Permanent Irreversible	Local Low	++

	by SDNPA through the planning application process.					
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	<p>The north of the site sits within flood zone 3, whilst the south of the site is within flood zone 2.</p> <p>FRA will be required to determine whether all of the site is developable and what mitigation will be required to reduce flood risk.</p> <p>Resilient design not relevant to site assessments but could be addressed through policy.</p>	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.</p> <p>Site sits in SSSI impact risk zone.</p>	Direct	Long	Permanent Irreversible	Local/ National	-

	Protected species surveys and mitigation may be required before development. LNP Policy LE2 expects development proposals to provide a net gain in biodiversity. The development has the potential to provide a net gain in biodiversity through garden / landscape planting, bird and bat boxes.					
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
SA14. Conserve and enhance the historic environment, heritage assets and their settings	Located outside of conservation area. The site is identified as to having a high archaeological potential. However, there aren't any listed buildings or scheduled	Direct	Long	Permanent/ Irreversible	Local Low	+

	monuments on site or immediately adjacent. Development already covered by an archaeological planning condition. To be updated when HER information available.					
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	+
Mitigation to address potential negative and uncertain effects: SA9: Assessment and mitigation may be needed to address the potential risk posed on water resources. SA 11: Flood risk assessment required as a part of planning permission and mitigation put in place to manage drainage on site. SA12: Ecological assessment and mitigation required prior to development. Enhancement opportunities to improve sustainability performance:						

None

Table E.15: Site 27: Land North of Houndean Rise						
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 well outside the main town, the main shopping street (Cliffe High st) is 2.25km (30 minutes' walk). The high street is located 2km away (25 minutes' walk).</p> <p>The nearest GP practice is situated on Southover Rd – 2km away, 25 minutes' walk. The hospital and minor injuries unit is located 1.1km away (14 minutes' walk).</p> <p>The site backs onto paths and bridleways which lead to nearby villages of Plumpton and Offham. The site also benefits from a traffic free route on the National Cycle Network, which can be followed into Brighton.</p> <p>The sports and recreation grounds at Convent Playing Fields, and Lewes Leisure centre are located 2km away (28 minutes' walk).</p> <p>The site is not located in the AQMA.</p> <p>The site is relatively distant from formal recreation areas but is accessible to paths and bridleways which provide access to the countryside for recreation. Walking and cycling access to facilities is limited however. The site could help contribute to healthy lifestyles but it is considered this effect would be minimal.</p>	Direct	Long	Permanent/ Irreversible	Local Low	-
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	<p>The site is considered deprived with regards to living environment and crime.</p> <p>The allocation is unlikely to resolve this issue nor have any affect community cohesion.</p>	N/A	N/A	N/A	N/A	0

Table E.15: Site 27: Land North of Houndean Rise						
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.	The site is in an isolated location on the edge of the town and is not served directly by any bus routes. The nearest bus stop is located half a mile away, at the top of Spital Road. There are no facilities within close proximity to the site.	Direct	Long	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.	The site is in an isolated location on the edge of the town and is not served directly by any bus routes. The nearest bus stop is located half a mile away, at the top of Spital Road 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.	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 28 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	Development planned next to a popular footpath which leads from the town out onto the Gallops. Lewes District Council have stated that access would still remain.	Direct	Long	Permanent Irreversible	Local/ SDNP Low	-

Table E.15: Site 27: Land North of Houndean Rise						
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 SDNP and promote sustainable tourism	The site is also situated on an historic battlefield site. This could have a negative effect on tourism.					
SA7. To reduce air, noise and light pollution	<p>Development could affect tranquillity and light pollution levels as the site is outside the existing built up area. The development is proposed on a greenfield site.</p> <p>Mitigation may be required to assess the impact of lighting.</p> <p>As the site is situated outside the town, and there's very little public transport options, residents may be inclined to use private cars. This could contribute to the ongoing congestion and air quality issues within the town centre.</p> <p>If parking provision is not limited, the development could increase car use in this area in combination with other developments in the town. LNP 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>	Direct/ Cumulative with other site allocations	Long	Permanent Irreversible	Local Low	--
SA8. To conserve and enhance landscape character.	<p>Site is located within landscape character area (land north of Houndean Rise). According to the SDNPA Landscape Capacity Study, this area is considered to have a high landscape value.</p> <p>Sensitivity to change and visual sensitivity are also considered high. The area has been highlighted as having management opportunities for continued agricultural use as well as maintaining the footpath along the ridgeline.</p>	Direct/ Cumulative (Site 18)	Long	Permanent Irreversible	Local Low	- -

Table E.15: Site 27: Land North of Houndean Rise						
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 area has a low ability to accommodate change due to the open views across the valley. LNP Policy PL2 will seek good design.					
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	Development is proposed on greenfield site. The site area is not yet known, therefore the magnitude cannot be fully determined.	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.	Site has potential to have a negative effect on biodiversity. Site backs onto an area of deciduous woodland which is identified as having a high spatial priority. Site is within a Nature Improvement Area.	Direct	Long	Permanent Irreversible	Local Low	-

Table E.15: Site 27: Land North of Houndean Rise						
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 LE2 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 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 outside of the conservation area, but within the archaeological notification area.</p> <p>The site is also situated on historic battlefield – Site of the Battle of Lewes, 1264.</p> <p>Mitigation required, if possible, for development of battlefield site.</p> <p>Unlikely to be deliverable due to significance of archaeological remains, including human remains from the prehistoric and medieval periods. Fieldwork assessment may be able to define sections of the site with lower risk.</p> <p>To be updated when HER information available.</p>	Direct	Long	Permanent Irreversible	Regional Medium	- -
SA15. To encourage development of the economy in a manner that balances business interests to maintain a vibrant town	<p>Allocation of this site is not likely to affect local skills or core sectors, such as tourism and food and drink.</p> <p>Development will maintain current levels of employment and business operating in the town.</p>	N/A	N/A	N/A	N/A	0

Table E.15: Site 27: Land North of Houndean Rise						
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
	Development does not support the town centre.					
<p>Mitigation to address potential negative and uncertain effects:</p> <p>SA8: The development would need to be designed to mitigate any landscape and visual impact on receptors outside the settlement boundary. Sensitive lighting design solutions may be required.</p> <p>SA12: Ecological assessment and mitigation required.</p> <p>SA14: Assessment needed with regards to impact on battlefield. Mitigation may be difficult to achieve.</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, LNP 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 E.16: Site 34: Little East Street 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>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.</p> <p>The leisure centre is 1.1km away (15 minutes' walk) and Southover Sports Ground is located 0.8km away (11 minutes' walk).</p> <p>The nearest GP is located 350m away on the main High St.</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.	Direct	Medium/ Long	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>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 0.6km away (9 minutes' walk) from the site</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	++

Table E.16: Site 34: Little East Street 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
	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
SA7. To reduce air, noise and light pollution	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. 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. If parking provision is not limited, the development could increase car use in this area in combination with other	Direct / Cumulative effect with other allocations	Long	Permanent Reversible	Local Low	-

Table E.16: Site 34: Little East Street 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
	<p>developments in the town. LNP 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> <p>Development not likely to affect tranquillity and light pollution levels as it is within the built up area.</p> <p>The development could increase car use in this area but it is also located near to sustainable transport modes and therefore may not exacerbate the situation either. LNP 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>					
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.</p>	Direct	Long	Permanent Irreversible	Local High	- -

Table E.16: Site 34: Little East Street 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	<p>No watercourses on site visible on maps, however, the site is located within Source Protection Zones 2 and 3, and development could result in the contamination of this protected resource. application stage.</p> <p>Policy PL1b states that development will only be supported where design and layout will ensure appropriate protection of groundwater.</p> <p>All sites will perform the same with regards to water efficiency. LNP Policy PL4 encourages water efficiency.</p>	Direct/ Cumulative	Medium	Permanent Irreversible	Local Low	-
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.	<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>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.</p>	Direct	Short	Permanent Irreversible	Local Low	0

Table E.16: Site 34: Little East Street 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 LE2 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	<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.</p> <p>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>The survival of so many historic buildings, and the absence of substantial 20th-century redevelopment, gives this area a high archaeological potential.</p> <p>It has a medium historic environment value and a medium vulnerability score.</p>	Direct	Short	Permanent Irreversible	Local High	- -

Table E.16: Site 34: Little East Street 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
	Policy PL1b states that development will only be supported if appropriate regard is given to heritage assets within immediate vicinity of the site.					
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:

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. LNP 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.

SA7: Consider limiting car parking provision to one space per household in order to reduce risk of increasing air pollution.

SA8: The development would need to be designed to mitigate any landscape and visual impact on townscape and the conservation area.

SA14: Careful design will be needed to avoid negative effects on and enhance the conservation area and surrounding historic assets.

Enhancement opportunities to improve sustainability performance:

None

Table E.17: Site 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 by sustainable modes and by	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 E.17: Site 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
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, LNP 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 across all sections of the community in	Neutral effect. Development of residential garages. Will not affect tourism.	N/A	N/A	N/A	N/A	0

Table E.17: Site 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
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>The development could increase car use in Lewes. LNP 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>Specific site policy states that noise assessment and mitigation will be required to address potential noise impact from adjacent A26 road.</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.	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 water efficiency. LNP Policy PL4 encourages water efficiency.	N/A	N/A	N/A	N/A	0

Table E.17: Site 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
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.	Potential negative effects on protected species. Uncertain whether there are any present on this site. Potential for a minor negative effect. It is close to the Lewes Downs SSSI which also forms part of Lewes Downs SAC. 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. Ecological assessment required to ascertain potential for protected species. LNP Policy LE2 expects development proposals to provide a net gain in biodiversity.	Direct	Long	Permanent Irreversible	Local Low	-

Table E.17: Site 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
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.</p> <p>Level of impact from current garages unclear. Site should be subject to evaluation trenching to clarify risk, including risk of financially unviable site due to archaeological mitigation costs.</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. Assessment to be updated once HER information available.</p> <p>LNP Policy PL1b states that where necessary development will be informed by archaeological investigation. Following this, where relevant development will need to preserve archaeological remains in situ and give the greatest priority to artefacts of national importance.</p>	Direct	Long	Permanent Irreversible	Local High	-
SA15. To encourage development of the economy in a manner that	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 E.17: Site 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
balances business interests to maintain a vibrant town	other key sector businesses nor does it support improving local skills.					
Mitigation to address potential negative and uncertain effects: SA7: Policy should limit light pollution from new developments. SA12: Ecological assessment required to ascertain potential for protected species. Enhancement opportunities to improve sustainability performance: None						

Table E.18: Site 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).</p> <p>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.</p> <p>The bus station is 150m away (2 minutes') and the train station is located 0.5km (6 minutes' walk) to the train station.</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 proportion of travel by sustainable modes and by	<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</p>	Direct	Long	Permanent Irreversible	Local Low	++

Table E.18: Site 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
promoting policies which reduce the need to travel.	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	<p>Site could provide 9 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 and promote sustainable tourism	Development of this site will not support nor detract from tourism.	Direct	Short	Permanent Irreversible	Local Low	0
SA7. To reduce air, noise and light pollution	<p>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 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>	Direct / cumulative with other allocation sites	Long	Permanent Reversible	Local Low	-

Table E.18: Site 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
	<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.</p> <p>LNP 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>Not in AQMA.</p> <p>Development not likely to affect tranquillity and light pollution levels. Site is within the town centre.</p>					
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> <p>LNP Policy PL2 will seek good design. Mitigation would be required to ensure that the design of the development</p>	Direct	Long	Permanent Irreversible	Local Low	-

Table E.18: Site 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
	enhances the setting of the conservation area and the landscape / townscape in this area.					
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. Resilient design not relevant to site assessments but could be addressed through policy.	Direct	Long	Permanent Irreversible	Local Low	-
SA12. To conserve and enhance the region's biodiversity.	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.	N/A	N/A	N/A	N/A	0

Table E.18: Site 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
	<p>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. LNP Policy LE2 expects development proposals to provide a net gain in biodiversity.</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 outside of the conservation area, but adjacent to it. Sits behind a grade II listed terrace.</p> <p>Site has been previously developed.</p> <p>Mitigation may be required to avoid negative effect on the setting of the conservation area. To be updated when information from the HER is available.</p> <p>LNP Policy PL1b states that development proposals will only be support if they have appropriate regard to heritage assets within the immediate vicinity.</p>	Direct	Long	Permanent Irreversible	Local Low	-
SA15. To encourage development of the economy in a manner that	Development will support the town centre by locating more residents within easy access to the businesses located there.	Direct	Long	Permanent Irreversible	Local Low	+

Table E.18: Site 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
balances business interests to maintain a vibrant town	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.					
Mitigation to address potential negative and uncertain effects: SA7: Consider limiting car parking provision to one space per household in order to reduce risk of increasing air pollution. SA11: Flood risk assessment required as a part of planning permission and mitigation put in place to manage drainage on site. Enhancement opportunities to improve sustainability performance: None						

Table E.19: Site 39: Mallong 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 Mallong Hill down land to the east; part of Lewes Downs SSSI and Lewes Downs SAC. Allotment gardens are also located on Mallong Hill. 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 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.	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 networks by enhancing the proportion of travel by sustainable modes and by	<p>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 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</p>	Direct	Short	Permanent Irreversible	Local Low	+

Table E.19: Site 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
promoting policies which reduce the need to travel.	make a significant contribution towards meeting this SA Objective.					
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	Provides new housing with potential for some to be affordable. Has potential to significantly contribute to this SA Objective. Provide accommodation specifically for the elderly. Proportion of affordable housing to be determined by policy.	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	Neutral effect. Development of former petrol station / car sales garage. Will not affect tourism.	N/A	N/A	N/A	N/A	0
SA7. To reduce air, noise and light pollution	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. 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). LNP Policy AM3 requires provision of electric car charging points within town centre car parks and within new	Direct	Short	Permanent Reversible	Local Low	-

Table E.19: Site 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
	developments and this would help to mitigate for a potential negative effect on air quality.					
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 conservation, and to achieve sustainable water resources management	No watercourses on site visible on maps, however, the site is located within Source Protection Zone 2, of which there is potential for groundwater contamination Policy P1b aims to ensure that groundwater sources are protected, to the satisfaction of the Environment Agency. All sites will perform the same water efficiency. LNP Policy PL4 encourages water efficiency.	Direct/ Cumulative	Medium	Permanent Irreversible	Local Low	-
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. It is assumed that this will be a planning obligation put in place by SDNPA through the planning application process.	Direct	Short	Permanent Irreversible	Local Low	++

Table E.19: Site 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
SA11. To ensure the SDNP communities are prepared for the impacts of climate change.	<p>Site appears to be within flood zone 3 and therefore potentially high risk of flooding. Flood risk assessment will be required and mitigation put in place prior to development.</p> <p>Resilient design not relevant to site assessments but could be addressed through policy.</p> <p>Site specific criteria states that the allocation of dwellings will require a site- specific flood risk assessment that demonstrates that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, wherever possible, reduce flood risk overall.</p>	Direct / indirect	Short	Permanent Irreversible	Local / District / National Park High	--
SA12. To conserve and enhance the region's biodiversity.	<p>Lewes Downs SSSI and SAC are less than 200m away). Potential negative effects on protected species. Uncertain whether there are any present on this site. Potential for a minor negative effect. 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. Ecological assessment required to ascertain potential for protected species.</p> <p>LNP Policy LE2 expects development proposals to provide a net gain in biodiversity.</p>	Direct	Long	Permanent Irreversible	Local Low	-

Table E.19: Site 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
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. Assessment to be updated once HER information available.	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: SA7: Policy should limit light pollution from new developments. SA12: Ecological assessment required to ascertain potential for protected species.						

Table E.19: Site 39: Mallong 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
Enhancement opportunities to improve sustainability performance: None						

Table E.20: Site 40: Malling Street/Cliffe High Street 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>The site is located within the town centre, off the main shopping area (Cliffe High St). Close to the main high street (approx. 650m, 7 mins).</p> <p>The site is located approx. 300m (6 minutes' walk) from the Railway Land Nature Reserve.</p> <p>The leisure centre is approx. 1.5km (18 minutes' walk) and the sports facilities at Southover Sports Ground are located approx.. 1km away (14 minutes' walk).</p> <p>The nearest GP is adjacent to the site.</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 education, skills and training, 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.	<p>The site is located within walking distance of the town centre, and situated at the top end of the main pedestrianised shopping street at Cliffe High St.</p> <p>It's located close to recreational facilities but does not always benefit from segregated foot and cycle paths.</p> <p>It is located approx. 500m from 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>	Direct	Long	Permanent Irreversible	Local Low	++

Table E.20: Site 40: Malling Street/Cliffe High Street 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
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 approx. 500m 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 approx. 800m (11 minutes' walk) away 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>Locating more people close to the town could contribute to minimising the impact of cars and car parking on 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 8 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 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 E.20: Site 40: Malling Street/Cliffe High Street 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>Development would be in existing built up area, close to the town centre. Development therefore not likely to affect tranquillity and light pollution levels.</p> <p>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 through development of this site could encourage use of sustainable modes of transport.</p> <p>If parking provision is not limited, the development could increase car use in this area in combination with other developments in the town. LNP 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 / potential cumulative effect on air quality with other allocations	Medium/ Long	Permanent Irreversible	Local High	- -
SA8. To conserve and enhance landscape character.	<p>The site falls just outside the conservation area.</p> <p>It is previously developed land.</p> <p>LNP Policy PL2 will seek good design and it is assumed that it will ensure that the design of the development avoids negative effects on the setting of the conservation area and seeks to enhance the townscape in this area.</p>	N/A	N/A	N/A	N/A	0
SA9. To maintain and improve water quality and encourage its conservation,	No watercourses on site visible on maps. All sites will perform the same with regards to water efficiency.	N/A	N/A	N/A	N/A	0

Table E.20: Site 40: Malling Street/Cliffe High Street 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
and to achieve sustainable water resources management	LNP Policy PL4 encourages water efficiency.					
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. Resilient design not relevant to site assessments but could be addressed through policy.	Direct	Medium/ Long	Permanent irreversible	Local Low	-
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. LNP 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	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 E.20: Site 40: Malling Street/Cliffe High Street 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
through reducing emissions of greenhouse gases						
SA14. Conserve and enhance the historic environment, heritage assets and their settings	<p>Located outside of the conservation area, but adjacent to it. Within the medieval core, with very high archaeological potential. Site contains important WW2 defensive remains. Site requires evaluation trenching to clarify risk. Archaeological mitigation costs may make site financially unviable.</p> <p>Site has been previously developed.</p> <p>It is assumed that LNP Policy PL2 will ensure that the design of the development avoids negative effects on the setting of the conservation area and seeks to enhance the townscape in this area.</p> <p>Located within the Cliffe High St HUCA. There are 46 listed buildings in this area. The survival of the late medieval and post-medieval buildings, the completeness of historic street-front, and the archaeological potential give this HUCA a high Historic Environment Value. This means that vulnerability is also high.</p> <p>Due to the high vulnerability of this area a significant negative effect is recorded for this SA objective.</p> <p>To be updated when HER available.</p>	Direct	Long	Permanent Irreversible	Local High	--

Table E.20: Site 40: Malling Street/Cliffe High Street 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	+
<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>SA 11: Flood risk assessment required as a part of planning permission and mitigation put in place to manage drainage on site.</p> <p>SA14: Although LNP Policy PL2 will require high quality design which will respect the nearby conservation area, the historic environment value warrants specific mitigation. Suggest wording is included within the allocation policy for this site which requires design to be sympathetic to the Cliffe High St HUCA.</p> <p>Enhancement opportunities to improve sustainability performance:</p> <p>None</p>						

Table E.21: Site 42: Pells Schools						
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>Located next to a park, with more parks and allotments nearby.</p> <p>Site is located outside of the town centre (1.1km- 13 minute walk) and in certain places lacks segregated walking and cycling routes. However, local bus routes run directly from the site into the town centre.</p> <p>Allocation of this site will not affect crime.</p> <p>Health facilities are located in the town centre. The nearest GP surgery is situated on the main High Street.</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 crime. The redevelopment of the site is unlikely to contribute directly to tackling crime. Crime could be affected by policy, such as in relation to design.</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 2 different bus routes. The site does benefit from some segregated foot and cycle paths but they do not provide a direct route to the town centre.</p> <p>A small convenience shop and a pub are the only facilities available within a 10 minute walk.</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	+
SA4. To improve the efficiency of transport	Site is located out of the town centre, but is accessible by 2 different bus routes.	N/A	N/A	N/A	N/A	0

Table E.21: Site 42: Pells Schools						
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
networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	The site does benefit from some segregated foot and cycle paths but they do not provide a direct route to 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. Policy will determine whether sites provide accommodation specifically for the elderly.	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	Neutral effect. Redevelopment of primary school 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 because it is located within the existing settlement. Assessment and mitigation needed for potential noise impact from the adjacent railway line.	Direct/ Cumulative effect with	Long	Permanent Irreversible	Local Low	-

Table E.21: Site 42: Pells Schools						
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>Redevelopment of the site for residential uses could introduce more cars into the town, contributing to the ongoing parking, congestion and air quality issues within the town centre.</p> <p>LNP 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>	other site allocations				
SA8. To conserve and enhance landscape character.	<p>Site is outside of the conservation area. It is previously developed land.</p> <p>Assessment and mitigation may be needed for potential impact on landscape character. 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> <p>LNP Policy PL2 will seek good design.</p>	Direct	Long	Permanent Irreversible	Local Low	- -
SA9. To maintain and improve water quality and encourage its conservation, and to	<p>Site is located close to the Papermill Cut and the Upper Pells. Both of which flow into the River Ouse.</p> <p>Site development and construction could potentially pose a pollution risk to the nearby waterway although it is assumed that</p>	Direct/ Cumulative	Short/ Medium	Permanent Irreversible	Local Low	-

Table E.21: Site 42: Pells Schools						
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
achieve sustainable water resources management	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	It is assumed that the redevelopment of this schools site will include the demolition of the school buildings and hardstanding area and the development of the greenfield land surrounding the buildings. This therefore works 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.	Development proposed partially in flood zone 3. FRA needed to ascertain whether it is in zone 3a or 3b. Resilient design not relevant to site assessments but could be addressed through policy.	Direct	Long	Permanent Irreversible	Local Low	--
SA12. To conserve and enhance the region's biodiversity.	The site backs onto a priority habitat – coastal and floodplain grazing marsh. LNP Policy LE2 expects development proposals to provide a net gain in biodiversity. Assessment and mitigation may be needed for potential negative effects on habitats and species. Ecological assessment might need to consider potential for buildings on site to support bats.	Direct	Long	Permanent Irreversible	Local Low	-
SA13. To address the causes of climate change	All sites can do this. Will be encouraged by LNP Policy PL4.	N/A	N/A	N/A	N/A	0

Table E.21: Site 42: Pells Schools						
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
through reducing emissions of greenhouse gases						
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	<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> <p>The owners of the land (diocese of chichester) have approved release of land. The closure of the primary school may mean the site will have to be relocated to a suitable location.</p>	N/A	N/A	N/A	N/A	0
<p>Mitigation to address potential negative and uncertain effects:</p> <p>SA7: Noise assessment and mitigation required to address potential noise impact from adjacent railway line. It may not be appropriate to limit car parking spaces for a development in this location and therefore put in place any further mitigation to prevent an increase in private vehicle use in the town centre, contributing to air pollution, resulting from the redevelopment of this site. As mentioned above, Policy AM3 may help to reduce air pollution within the town centre in the long term, because it will facilitate take up of electric cars within Lewes.</p> <p>SA8: Assessment and mitigation required to address the potential impact the development would have on the landscape character of the Lewes floodplain.</p>						

SA11: Flood risk assessment required to determine whether site is in flood zone 3a or 3b. Mitigation may be required to manage drainage on site, if FRA determines that residential use on the site is acceptable.

SA12: Ecological assessment and mitigation required to address the potential impact on protected species and potential effects on the sensitive coastal and floodplain grazing marsh habitat nearby.

Enhancement opportunities to improve sustainability performance:

None

Table E.22: Site 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.</p> <p>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>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. The nearest GP surgery is situated on Malling Street 1.5km away.</p> <p>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>	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 link fully into the town centre.</p> <p>Larger supermarkets and hardware stores can be found 1.2km away (16 minutes' walk).</p>	Direct	Medium	Permanent Irreversible	Local Low	-

Table E.22: Site 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
	The allocation of the site will not improve accessibility 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 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

Table E.22: Site 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
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.</p> <p>Mitigation may be required to assess the impact of artificial lighting on the neighbouring Lewes Downs SSSI.</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 within the town centre.</p> <p>LNP 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. LNP Policy PL2 will 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	<p>Site located >100m away from a surface water drain, which flows into the river Ouse.</p> <p>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</p>					-

Table E.22: Site 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
	<p>ensure that construction will be controlled to avoid pollution of waterways during construction.</p> <p>All sites will perform the same with regards to water efficiency.</p> <p>LNP Policy PL4 encourages water efficiency.</p>					
SA10. Protect soil resources and make the most efficient use of land	<p>Brownfield site currently occupied by residential garages.</p> <p>Works towards protection of soil resources.</p>	Direct	Long	Permanent Irreversible	Local Low	+
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>Site backs onto Lewes Downs SSSI and sits within an SSSI impact risk zone. Potential negative effects on protected species. Uncertain whether there are any present on this site. The Lewes Downs SSSI is also designated as the 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. Ecological</p>	Direct	Long	Permanent Irreversible	Local Low	-

Table E.22: Site 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
	assessment required to ascertain potential for protected species. LNP Policy LE2 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. If this site contains burials it will likely be financially unviable. Site specific criteria states that archaeological assessment and mitigation will be required prior to development.	Direct	long	Permanent Irreversible	Local Low	-
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, LNP 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.)

SA8: The development would need to be designed to mitigate any landscape and visual impact on receptors outside the settlement boundary. Sensitive lighting design solutions would be required.

SA12: Ecological assessment required to ascertain potential for protected species.

Enhancement opportunities to improve sustainability performance: None

Table E.23: Site 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.</p> <p>Site located within 400m of the amenity grassland area off Mayhew Way to the south west.</p> <p>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.</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.	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.</p> <p>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>	N/A	N/A	N/A	N/A	0

Table E.23: Site 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
	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.					
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.</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> <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.</p> <p>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	++

Table E.23: Site 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
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 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.</p> <p>All developments could create more traffic but developments with good access to public transport and the town centre are less likely to. Mitigation could minimise car parking provision.</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>LNP 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>	Direct	Long	Permanent Reversible	Local Low	-
SA8. To conserve and enhance landscape character.	<p>Site is within settlement boundary and is previously developed land.</p> <p>LNP Policy PL2 will seek good design.</p>	N/A	N/A	N/A	N/A	0

Table E.23: Site 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
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	<p>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 construction.</p> <p>Operation of the homes is not likely to affect water quality in the drain.</p> <p>All sites will perform the same water efficiency. LNP 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	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.	<p>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.</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.	Approx. 520m from Malling Hill down land to the east; part of Lewes Downs SSSI and Lewes Downs SAC. Potential negative effects on protected species. Uncertain whether there are any present on this site.	Direct	Long	Permanent Irreversible	Local Low	-

Table E.23: Site 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
	<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. Ecological assessment required to ascertain potential for protected species.</p> <p>LNP Policy LE2 expects development proposals to provide a net gain in biodiversity.</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>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.</p> <p>Assessment to be updated once HER information available.</p>	Direct	Long	Permanent Irreversible	Local High	-

Table E.23: Site 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
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
<p>Mitigation to address potential negative and uncertain effects:</p> <p>SA7: Policy should limit light pollution from new developments.</p> <p>SA12: Ecological assessment required to ascertain potential for protected species.</p> <p>SA14: Archaeological assessment and mitigation required prior to development.</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, LNP 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 E.24: Site 47: Saxonbury						
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 outside of the town centre (1km - 12 minute walk) and the main shopping area at Cliffe High St (1.5km – 19 minutes)</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. The nearest GP surgery is situated on Southover Road Street 1.1km away (14 minutes' walk).</p> <p>The site is surrounded by amenity grassland (Saxonbury Anglo-Saxon cemetery). The sports facilities at Priory Park and Convent Fields are located 0.8km away (10 minutes' walk). The leisure centre is 1.5km away (17 minutes' walk).</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 barriers to housing.</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 outside of the town centre (1km - 12 minute walk) and the main shopping area at Cliffe High St (1.5km – 19 minutes) and is accessible by 3 different bus routes.</p> <p>The site does benefit from some segregated foot and cycle paths but they don't link fully into the town centre. There is a small convenience store located 0.5km away.</p>	Direct	Long	Permanent Irreversible	Local Low	+

Table E.24: Site 47: Saxonbury						
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.	Site is located outside of the town centre (1km - 12 minute walk) and the main shopping area at Cliffe High St (1.5km – 19 minutes) and is accessible by 3 different bus routes. The site does not benefit from segregated foot and cycle paths linking it to the centre of town.	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.	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	Neutral effect. Development of this existing building will not have an impact on tourism.	N/A	N/A	N/A	N/A	0
SA7. To reduce air, noise and light pollution	Development would be in existing built up area. Mitigation may be required to assess the impact of noise from the nearby A26 and railway line.	Indirect / potential cumulative effect on air	N/A	N/A	N/A	-

Table E.24: Site 47: Saxonbury						
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>The provision of 10 new dwellings on this site could increase the number of private vehicles in the town centre, contributing to air pollution.</p> <p>LNP 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>	quality with other allocations				
SA8. To conserve and enhance landscape character.	<p>The site is within the settlement boundary but falls just outside the conservation area.</p> <p>It is previously developed land.</p> <p>LNP Policy PL2 will seek good design and it is assumed that the policy will require designs to avoid negative effects on the setting of the conservation area and to enhance the townscape in this location.</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	<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
SA10. Protect soil resources and make the most efficient use of land	Conversion of existing building. Contributes to the protection of soils.	Direct	Long	Permanent Irreversible	Local Low	+

Table E.24: Site 47: Saxonbury						
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.	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. LNP 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 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	Lies outside of the conservation area but surrounded by Saxonbury Anglo-Saxon cemetery. This is a scheduled monument. is within the historic core of Southover and within the archaeological Notification Area.	Direct	Short	Permanent Irreversible	Local Low	0

Table E.24: Site 47: Saxonbury						
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 development will be a conversion of an existing building, and shouldn't have an impact on the historic environment. To be updated when information from the HER is available.					
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
<p>Mitigation to address potential negative and uncertain effects:</p> <p>SA 7: Assessment of the impact of noise from the nearby A26 and railway line. It may not be possible to fully mitigate for the potential for new residents to increase the use of private cars in the town centre. As mentioned above, LNP 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>SA8 and SA14: Development may need to be assessed for visual impact and designed well to avoid any negative effect on the archaeological notification and to enhance the area.</p> <p>Enhancement opportunities to improve sustainability performance:</p> <p>None</p>						

Table E.25: Site 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	<p>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).</p> <p>The nearest GP is located 300m away on the High St.</p> <p>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.</p> <p>The bus station is 150m away (2 minutes' walk) and the train station is located 0.5km (6 minutes' walk) to the train station.</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.	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	++
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and	<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</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	++

Table E.25: Site 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
by promoting policies which reduce the need to travel.	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 18 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
SA7. To reduce air, noise and light pollution	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. Development not likely to contribute to improving this situation. If parking provision is not limited, the development could potentially increase car use in this area in combination with other developments in the town. LNP 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.	Direct / potential cumulative effects with other allocation sites	Long	Permanent Irreversible	Local Low	--

Table E.25: Site 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
	Development not likely to affect tranquillity and light pollution levels. Site is within the town centre.					
SA8. To conserve and enhance landscape character.	<p>Site falls within the Archaeological notification area and the conservation area.</p> <p>High magnitude due to sensitivity and importance of conservation area. Mitigation required to avoid negative effect on conservation area.</p> <p>LNP Policy PL2 will seek good design. Potential for overall improvement in townscape through redevelopment.</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 located <150m away from the river Ouse.</p> <p>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> <p>Site is located within a source protection Zone 2, which is a sensitive groundwater protection area. Development could result in the contamination of groundwater.</p> <p>Policy PL1b states that development will only be supported where design and layout will ensure appropriate protection of groundwater.</p>	Direct/ Cumulative	Medium	Permanent Irreversible	Local / SDNP Low	-

Table E.25: Site 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
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 will be required. Resilient design not relevant to site assessments but could be addressed through policy.	Direct	Medium/ Long	Permanent Irreversible	Local Low	-
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	+
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

Table E.25: Site 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
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.</p> <p>Listed buildings and scheduled monuments are located immediately adjacent to the site.</p> <p>Within School Hill HUCA. There are 62 listed buildings and monuments.</p> <p>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>To be updated when information from the HER is available.</p> <p>Policy PL1b states that development will only be supported if it has appropriate regard to heritage assets within the immediate vicinity of the site.</p>	Direct	Long	Permanent Irreversible	Local Low	- -
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	+
Mitigation to address potential negative and uncertain effects: SA7: Consider limiting car parking provision to one space per household in order to reduce risk of increasing air pollution.						

Table E.25: Site 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
SA 11: Flood risk assessment required as a part of planning permission and mitigation put in place to manage drainage on site.						
Enhancement opportunities to improve sustainability performance: None						

Table E.26: Site 49: Spences Lane 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	GP surgery located along the A26 less than 1km away. Accessible via buses on this route. The town centre is accessible by bus, cycle and walking. It would take approx. 15 minutes to walk to the town centre. A primary school is located nearby. 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 within the immediate vicinity of the site although there are areas of green infrastructure nearby, including a recreation site off Mayhew Way. 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	Short	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.	Town centre walkable in approx. 15 minutes and the area is served by buses 128 and 132 which run to and from the town centre. Primary school is located nearby. Location of convenience shops and other facilities unknown. 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.	Indirect	Short	Permanent Irreversible	Local Low	+
SA4. To improve the efficiency of transport networks by enhancing	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 and it is walkable in	Direct	Short	Permanent Irreversible	Local Low	+

Table E.26: Site 49: Spences Lane 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
the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	approx. 15 mins. The site benefits from a segregated footpath into the town. 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.					
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	Provides new housing with potential for some to be affordable. Has potential to significantly contribute to this SA Objective in combination with other allocation sites. Provide accommodation specifically for the elderly. Proportion of affordable housing to be determined by policy.	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	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 would be in existing built up area surrounded by other residential properties, and is therefore unlikely to have an effect on tranquillity or light pollution.	N/A	N/A	N/A	N/A	0

Table E.26: Site 49: Spences Lane 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
	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 and it is walkable in approx. 15 mins. Development in this area could encourage private car use but LNP 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.					
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 conservation, and to achieve sustainable water resources management	There is a field drain watercourse approx. 200m from the site but this is unlikely to be affected by development operation or construction. It is not accessible from the site. 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	Would result in development of 0.03 ha plot which is a mix of garages and garden. Small magnitude loss of infiltration / productive soil / habitat ecosystem services through development. However, LNP Policy LE1 encourages ecosystem services to be maintained and enhanced on site.	N/A	N/A	N/A	N/A	0

Table E.26: Site 49: Spences Lane 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.	Site located in flood zone 3 and therefore at high 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.	Direct	Short	Permanent Irreversible	Local / District / National Park High	- -
SA12. To conserve and enhance the region's biodiversity.	The site could support protected species and contains habitats including trees and garden. Protected species surveys and mitigation would be required before development. Lewes Downs SSSI and SAC are approx.. 400m from the site. 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. LNP Policy LE2 expects development proposals to provide a net gain in biodiversity.	N/A	N/A	N/A	N/A	?
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

Table E.26: Site 49: Spences Lane 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	Site is outside of conservation area and there are no listed buildings or scheduled monuments in this part of Lewes. Assessment to be updated once HER information available.	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: SA7: Policy should limit light pollution from new developments. SA11: Flood risk assessment required to ascertain if in flood zone 3a or 3b. Subject to FRA, mitigation would be needed prior to development. SA12: Ecological assessment required to ascertain potential for protected species. Enhancement opportunities to improve sustainability performance: None						

Table E.27: Site 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).</p> <p>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	+
SA4. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by	<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.</p> <p>The train station is located approx. 1.3km away (17 minutes' walk) from the site. The Lewes Station Cycle Hub is based at</p>	Direct	Long	Permanent Irreversible	Local Low	+

Table E.27: Site 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
promoting policies which reduce the need to travel.	the station. This offers secure lock up facilities for up to 100 bikes. The site does not benefit from segregated walking and cycle routes.					
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 12 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 across all sections of the community in the SDNP and promote sustainable tourism	Neutral effect. Car parking will be incorporated into the redevelopment. Will not affect tourism.	N/A	N/A	N/A	N/A	0
SA7. To reduce air, noise and light pollution	New housing development has the potential to create more private vehicle use. LNP 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. Development not likely to affect tranquillity and light pollution levels as the site is within the existing built up area.	Direct	Long	Permanent Irreversible	Local Low	-

Table E.27: Site 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
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. Site specific criteria identifies an important view through the site in Conservation Area Appraisal. Due to this a sensitive design response required for the development proposal.	Direct	Long	Permanent Irreversible	Local High	- -
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. 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

Table E.27: Site 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
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. LNP 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 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
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. To be updated when HER information available. LNP PL1b states that development will only be supported where appropriate regard is given to the heritage assets within the immediate vicinity of the site.	Direct	Long	Permanent Irreversible	Local High	--
SA15. To encourage development of the economy in a manner that balances business	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.	Indirect	Long	Permanent Irreversible	Local Low	+

Table E.27: Site 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
interests to maintain a vibrant town	Public parking is proposed to be included within the redevelopment of this site.					
<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, LNP 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 E.28: Site 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.</p> <p>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.</p> <p>Well served by multiple bus routes. The train station is 0.7km away (15 minutes' walk).</p> <p>Southover sports Ground is 1km away (14 minutes' walk).</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.	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.	<p>The site is within relatively close proximity to the town centre (0.8km). Good sustainable transport access – located near to multiple bus routes and within walking distance to the train station.</p> <p>Site specific criteria states that provision should be made for</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	+

Table E.28: Site 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
	easy access from the site on foot and by bicycle to local 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>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.</p> <p>The train station is located 1.1km 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> <p>Site specific criteria states that the development of the site should be accompanied by a transport assessment, addressing both the wider capacity of the highway network and the layout and design of the selected access point(s) into and out of the site.</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	Short	Permanent Irreversible	Local Low	++

Table E.28: Site 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
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
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 the potential to create more private vehicle use. LNP 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.	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. LNP Policy PL2 will seek good design. Site specific criteria states that a Design Brief should be prepared for this site. The Development Brief should cover key principles of development, layout and design, access, landscape, biodiversity and open space.	Direct	Long	Permanent Irreversible	Local High	--
SA9. To maintain and improve water quality and encourage its	No watercourses on site visible on maps, however, the site is within Source Protection Zone 1 Site specific criteria states	Direct/	Medium	Permanent/	Local	-

Table E.28: Site 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
conservation, and to achieve sustainable water resources management	that development must ensure that groundwater sources are protected, to the satisfaction of the Environment Agency. All sites will perform the same with regards to water efficiency. LNP Policy PL4 encourages water efficiency.	Cumulative		Irreversible	Low	
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. Protected species surveys would be required including bats. Potential for minor negative effects. Site specific criteria states that development should sit within the woodland and be low rise and mature trees, including those with Tree Protection Orders, should be protected. LNP Policy LE2 also expects development proposals to provide a net gain in biodiversity. The development has the	Direct	Long	Permanent Irreversible	Local Low	-

Table E.28: Site 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
	potential to provide a net gain in biodiversity through garden / landscape planting, bird and bat boxes.					
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
SA14. Conserve and enhance the historic environment, heritage assets and their settings	<p>Located within the conservation area. Listed buildings and scheduled monuments are located nearby on Western Road.</p> <p>Not in a HUCA.</p> <p>High magnitude due to sensitivity and importance of conservation area.</p> <p>Site specific criteria states that a Design Brief should be prepared for this site. The Development Brief should cover key principles of development including heritage enhancements.</p> <p>Policy PL1b states that development proposals will only be supported if they have appropriate regard to the heritage assets within their immediate vicinity.</p>	Direct	Long	Permanent Irreversible	Local High	- -
SA15. To encourage development of the economy in a manner that balances	<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>					+

Table E.28: Site 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
business interests to maintain a vibrant town						
<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, LNP 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:</p> <p>None</p>						

Table E.29: Site 56: St Pancras Gardens 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>The site is located a short walk (0.6km) from the town centre. The nearest GP surgery is located 0.7km away, which can be accessed by foot or bus.</p> <p>There are multiple parks and recreational facilities situated nearby. Southover Sports Ground is located 1km away (11 minutes' walk).</p> <p>Site 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	Long	Permanent Irreversible	Local Low	+
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	<p>Deprivation data doesn't indicate that this area is particularly deprived.</p> <p>The development would be small and is unlikely to affect community cohesion.</p>	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all services and facilities.	<p>Close proximity to the town centre. Served by several bus routes. Large supermarket less than a 20 minute walk. Smaller shops located close by.</p> <p>Primary school also very close to proposed site (~ 150m) .</p>	Direct	Medium/ Long	Permanent	Local Low	++

Table E.29: Site 56: St Pancras Gardens 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>The site is well served by buses which run towards the town centre and also out of Lewes, towards Newhaven and Brighton. Cycling access to the town centre is relatively level.</p> <p>The train station is located 0.8km away (11 minutes' walk).</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	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>Provides new housing with potential for some to be affordable. Has potential to significantly contribute to this SA Objective.</p> <p>Provision of accommodation specifically for the elderly and proportion of affordable housing to be delivered will 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 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 would be in existing built up area within an existing housing estate.	Direct	Medium/ Long	Permanent Irreversible	Local Low	-

Table E.29: Site 56: St Pancras Gardens 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>Development not likely to affect tranquillity and light pollution levels.</p> <p>If parking provision is not limited, the development could potentially increase car use in this area in combination with other developments in the town. LNP 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>					
SA8. To conserve and enhance landscape character.	<p>Site is within settlement boundary and is previously developed land.</p> <p>LNP Policy PL2 will 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	<p>Located close to the Winterbourne Stream.</p> <p>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> <p>All sites will perform the same with regards to water efficiency. LNP 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	Would result in development of a small brownfield site currently occupied by residential garages. Works towards protection of soil resources.	Direct	Short	Permanent Irreversible	Local Low	+

Table E.29: Site 56: St Pancras Gardens 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.	Site is not located within flood zones 2 or 3 but is close to the boundary of flood zone 2. 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.	LNP Policy LE2 expects development proposals to provide a net gain in biodiversity. No nature conservation sites in immediate vicinity. Unlikely to be habitats on site which could be affected by development as the site is entirely hardstanding and residential garages. Bat inspection survey may be required.	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
SA14. Conserve and enhance the historic environment, heritage assets and their settings	Site is located within the Archaeological Notification Area, near to the Conservation Area. Site is previously developed and therefore archaeology likely to have been disturbed / removed by previous development. Mitigation required to avoid negative effect on setting of conservation area and it is assumed that this will be put in place through LNP Policy PL2.	N/A	N/A	N/A	N/A	0

Table E.29: Site 56: St Pancras Gardens 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
	No listed buildings or scheduled monuments on site or immediately adjacent, but several nearby on Southover High St and Potter's Lane. To be updated when information from the HER is available.					
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 closer to the town centres' businesses and facilities. 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.	Long	Short	Permanent Irreversible	Local Low	+
<p>Mitigation to address potential negative and uncertain effects:</p> <p>SA7: it may not be possible to mitigate for the potential for new residents to increase the use of private cars in the town centre, resulting from development in this location. Limiting car parking provision may not be considered appropriate in this location. However, as mentioned above, LNP 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 long term.)</p> <p>Enhancement opportunities to improve sustainability performance:</p> <p>None</p>						

Table E.30: Site 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
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).</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 but very close to it.</p> <p>Located 0.6 km (9 minutes' walk) away from Southover Sports Ground.</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.	<p>The site is within a close proximity to the town centre. Good sustainable transport access – located near to bus and train station.</p> <p>Site specific criteria states that the good access provision should be made for easy access on foot and by bicycle.</p>	Indirect	Medium	Permanent Irreversible	Local Low	++
SA4. To improve the efficiency of transport networks by enhancing the proportion of	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 E.30: Site 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
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. See mitigation	N/A	N/A	N/A	N/A	0
SA7. To reduce air, noise and light pollution	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. If parking provision is not limited, the development could potentially increase car use in this area in combination with other developments in the town. LNP Policy AM3 requires provision of electric car charging points	Direct / Potential cumulative effect with other allocation sites	Medium/ Long	Permanent Irreversible	Local Low	-

Table E.30: Site 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
	<p>within town centre car parks and within new developments and this would 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>Site specific criteria states that development proposals should be accompanied by a noise assessment in relation to the potential impact on the development of the site from the existing railway line.</p>					
SA8. To conserve and enhance landscape character.	<p>Site falls within the pre-1800 settlement.</p> <p>Located within the conservation area. Mitigation required to avoid negative effect on conservation area.</p> <p>LNP Policy PL2 will seek good design.</p>	Direct	Long	Permanent Irreversible	Local High	- -
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	<p>No watercourses on site visible on maps, however the site is located within Source Protection Zone 2. Policy PL1b states that development will only be supported where design and layout will ensure appropriate protection of groundwater. Specific site criteria also states that the development must ensure that groundwater sources are protected to the satisfaction of the Environmental Agency.</p> <p>All sites will perform the same with regards to water efficiency.</p>	N/A	N/A	N/A	N/A	0

Table E.30: Site 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
	LNP Policy PL4 encourages water efficiency.					
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 will be required. Resilient design not relevant to site assessments but could be addressed through policy.	Direct	Long	Permanent Irreversible	Local Low	-
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. Specific site criteria states that the protected mature trees on the Southover Road bank will be retained and incorporated into development proposals. LNP 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 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

Table E.30: Site 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
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.</p> <p>No listed buildings or scheduled monuments on site or immediately adjacent.</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.</p> <p>The Historic Environment Value of the area means that its vulnerability is low, the greatest threat being to the 19th-century station complex.</p> <p>To be updated when information from the HER is available.</p> <p>LNP Policy PL1b states that development proposals will only be supported if they have appropriate regard for heritage assets within immediate vicinity of the site.</p>	Direct	Long	Permanent Irreversible	Local High	--
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>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 could, however, also encourage people to adopt alternative modes of transport.</p>	Indirect	Long	Permanent Reversible	Local Low	+

Table E.30: Site 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
	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. LNP 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>SA 7: Consider limiting car parking provision to one space per household in order to reduce risk of increasing air pollution.</p> <p>SA 8 & 14: Development will need to be assessed for visual impact and designed well to avoid any negative effect on the conservation area and to enhance the historic townscape.</p> <p>SA 11: 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:</p> <p>None</p>						

Table E.31: Site 59: The Course 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>The site is located a short walk (0.5km - 6 minute walk) from the town centre. The nearest GP surgery is located 10 minute walk away, which can be also accessed by bus.</p> <p>There are multiple parks and recreational facilities situated nearby.</p> <p>Site 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	Long	Permanent Irreversible	Local Low	+
SA2. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	<p>Deprivation data doesn't indicate that this area is particularly deprived.</p> <p>The development would be small and is unlikely to affect community cohesion.</p>	N/A	N/A	N/A	N/A	0
SA3. To improve accessibility to all services and facilities.	<p>Close proximity to the town centre. Served by several bus routes. Large supermarket less than a 20 min walk. Smaller shops located close by.</p> <p>Primary school also very close to proposed site (< 300m).</p>	Direct	Long	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>The site is well served by buses which run towards the town centre and also out of Lewes, towards Newhaven and Brighton. Cycling access to the town centre is relatively level.</p> <p>No improvement in existing sustainable transport options / routes is likely to be achieved by the development of the site.</p>	Direct	Long	Permanent Irreversible	Local Low	++

Table E.31: Site 59: The Course 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
	Provision of car parking may need to be mitigated.					
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 homes. Has potential to significantly contribute to this SA Objective, in combination with other allocation sites.	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	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 would be in existing built up area within an existing housing estate.</p> <p>Development not likely to affect tranquillity and light pollution levels.</p> <p>A development here could increase car use in this area in combination with other developments in the town. LNP 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 / potential cumulative effect on air quality with other allocations	Long	Permanent Reversible	Local Low	-

Table E.31: Site 59: The Course 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
SA8. To conserve and enhance landscape character.	Site is located within a conservation area. Mitigation required to avoid negative effect on conservation area and townscape in this area. LNP Policy PL2 will seek good design.	Direct	Long	Permanent Irreversible	Local Low	- -
SA9. To maintain and improve water quality and encourage its conservation, and to achieve sustainable water resources management	Located close to the Winterbourne Stream (~150m). 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.	Direct	Long	Permanent Irreversible	Local Low	-
SA10. Protect soil resources and make the most efficient use of land	Would result in development of a small brownfield site currently occupied by residential garages. 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.	Located within Flood zone 3. FRA will be required to determine suitability for development and mitigation required. Resilient design not relevant to site assessments but could be addressed through policy.	Direct	Long	Permanent Irreversible	Local Low	- -
SA12. To conserve and enhance the region's biodiversity.	Site is within an identified Biodiversity Opportunity Area. LNP Policy LE2 expects development proposals to provide a net gain in biodiversity.	N/A	N/A	N/A	N/A	0

Table E.31: Site 59: The Course 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
	No nature conservation sites in immediate vicinity. Unlikely to be habitats on site which could be affected by development. Bat inspection survey may be required through the planning application process.					
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 on the edge of the conservation area. Mitigation required to avoid negative effect on conservation area and enhance townscape. No listed buildings or scheduled monuments on site or immediately adjacent, but several nearby on Southover High St and Potter's Lane. See mitigation SA 8. Within Grange Road HUCA. Identified as having a moderate archaeological potential. However, vulnerability is considered low. To be updated when information from the HER is available	Direct	Long	Permanent Irreversible	Local Low	-
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 closer to the town's businesses and facilities. Allocation of this site will not affect local skills or core sectors, such as tourism and food and drink.	Direct	Long	Permanent Irreversible	Local Low	+

Mitigation to address potential negative and uncertain effects:

SA8 and 14: Development will need to be assessed for visual impact and designed to avoid any negative effect on the conservation area and to enhance the area.

SA11: Flood risk assessment required to determine whether the site is within flood zone 3a or 3b. If in zone 3a mitigation will be needed to manage flood risk and surface water on site.

Enhancement opportunities to improve sustainability performance:

None

Table E.32: Site 61: White Hart Hotel Annex						
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	Significance
SA1 To improve the health and well-being of the population and reduce inequalities in health and well-being	<p>Located just off the main high street in the centre of Lewes. Cliffe High street is located 200 metres away (3 minutes' walk).</p> <p>Site is located within 0.8 km to the leisure centre, playing fields to various recreational facilities.</p> <p>Health care facilities are located nearby with the nearest GP practice situated on Southover Road (less than a 2 min walk).</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 in AQMA which could have a negative effect on the health of some residents.</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 Reversible	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.	<p>The site is located within the town centre and has good access to the facilities within the town.</p> <p>Good sustainable transport access – located near to bus and train station.</p>	Direct	Medium/ Long	Permanent Irreversible	Local Low	++

Table E.32: Site 61: White Hart Hotel Annex						
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	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 located in the centre of Lewes within easy walking distance of the train and bus stations.</p> <p>The site is also situated close to the Lewes Station Cycle Hub, which 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 20 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 and promote sustainable tourism	<p>Development is not likely to have an impact on tourism.</p> <p>If, however, the development is removing hotel rooms to make way for new dwellings, this might work against this objective.</p>	N/A	N/A	N/A	N/A	0

Table E.32: Site 61: White Hart Hotel Annex						
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	Significance
SA7. To reduce air, noise and light pollution	<p>IMD 2015 highlighted this area as deprived in regards to living environment domain. This could be due to air quality. Development is not likely to contribute to improving this situation but is</p> <p>The development could increase car use in this area but it is also located near to sustainable transport modes and therefore may not exacerbate the situation either. LNP 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>As the site is located within the AQMA and there is a risk of increasing car use by introducing new residents to this area, a significant negative effect has been identified.</p> <p>Development not likely to affect tranquillity and light pollution levels because it is within the built up town centre area.</p>	Direct / Potential cumulative effect with other allocation sites	Medium/ Long	Permanent Irreversible	Local High	- -
SA8. To conserve and enhance landscape character.	<p>Site falls within the Archaeological notification area and the conservation area.</p> <p>High magnitude due to sensitivity and importance of conservation area. Mitigation required to avoid negative effect on conservation area.</p>	Direct / Cumulative	Long	Permanent Irreversible	Local High	- -
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 regards to water efficiency.</p> <p>LNP Policy PL4 encourages water efficiency.</p>	N/A	N/A	N/A	N/A	0

Table E.32: Site 61: White Hart Hotel Annex						
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	Significance
water resources management						
SA10. Protect soil resources and make the most efficient use of land	Brownfield site currently occupied by hotel annex. 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 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. LNP 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 neutral for all sites. Will be encouraged by LNP Policy PL4.	N/A	N/A	N/A	N/A	0

Table E.32: Site 61: White Hart Hotel Annex						
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	Significance
reducing emissions of greenhouse gases						
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.</p> <p>Within the medieval core, with very high archaeological potential. Site requires evaluation trenching to clarify risk. Archaeological mitigation costs may make site financially unviable.</p> <p>Within Southern Lanes HUCA. Identified as having a high archaeological potential and a high historic environmental value.</p> <p>Early 20th century saw the inclusion of large modern buildings. According to the Extensive Urban Survey This degree of change and the lack of protection for some of the key features of this HUCA mean that the vulnerability is high.</p> <p>To be updated when HER information available.</p>	Direct	Long	Permanent Irreversible	Local High	--
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>	Direct	Medium/ Long	Permanent Irreversible	Local High	+

Table E.32: Site 61: White Hart Hotel Annex						
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	Significance
<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. LNP 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>SA7: Consider limiting car parking provision to one space per household in order to reduce risk of increasing air pollution.</p> <p>SA8 and SA14: Development will need to be assessed for visual impact and designed well to avoid any negative effect on the conservation area and to enhance the area.</p> <p>Enhancement opportunities to improve sustainability performance:</p> <p>None</p>						

3 Site Proforma Table

Table E.35 shows a blank template of site proforma table used by the Lewes Neighbourhood Plan group to access each of the sites.

Table E.35: Site Proforma Template	
1	Site number
2	Site name, address & postcode
3	Site area (ha)
4	Developable area (ha) <i>i.e. this excludes any areas not suitable e.g. too steep etc</i>
5	Current use
6	Planning history <i>e.g. pre-apps, apps etc; please give ref numbers, dates and summarise what the application was for</i>
B. HOUSING	
1	Number of dwellings suggested by most recent planning permissions or pre-applications
2	Number of dwellings at 30 per ha
3	Number of dwellings at 50 per ha
4	Housing target for this site <i>i.e. expectation to maximise site potential</i>
5	Development type <i>i.e. conversion or new-build</i>
C. ACHIEVABILITY	
<i>Availability</i>	
1	Land owner(s) consent in writing
2	Type of ownership <i>e.g. single or multiple ownership, any landowner constraints on time of delivery?</i>
<i>Suitability</i>	
3	Relationship to the settlement boundary <i>i.e. inside or outside</i>
4	Land type <i>i.e. brownfield or greenfield</i>
5	Regenerative benefits of using brownfield land <i>e.g. can redevelopment here repair gaps in the townscape?</i>
6	Known issues of historical contamination

7	Landfill sites within 250m
8	Flood risk <i>e.g. is there a history of flooding in 2000 or 1960 or more often? What is the flood risk level, based on Environment Agency maps and local knowledge?</i>
9	Flood risk mitigation <i>i.e. to what extent can flooding be mitigated or areas subject to flooding be avoided?</i>
10	Other factors that make the site unsuitable for housing <i>e.g. proximity to industrial sites</i>
11	Summary: Is this site suitable for housing?
D. DELIVERABILITY	
1	Obstacles to be overcome to achieve development
2	Highways works needed to access the site or serve the development
3	Public rights of way <i>e.g. are there any footpaths crossing the site or near the site?</i>
4	Air quality <i>e.g. is the site known to have air pollution or is the access road or adjacent road known to be above EU safety levels?</i>
E. COMMUNITY ACCEPTABILITY	
1	History of community involvement
2	Existing community benefits, either on-site or close by <i>e.g. community facility, shop, informal recreation</i>
3	Achievement of Lewes Neighbourhood Plan objectives <i>i.e. High, Medium or Low</i>
4	Affordable housing <i>e.g. can this be provided through land ownership, site size and local factors</i>
F. VISUAL IMPACTS	
1	Indicative Landscape Character Area
2	Historic Landscape Character
3	Impact on views of the town from the Downs
4	Impact on views of the Downs from town
5	Impacts on the tranquillity of the South Downs <i>e.g. map-based and use of local knowledge</i>
6	Impacts on the "Dark Night Skies" of the South Downs
7	Potential impacts on landscape including townscape <i>e.g. would the development of this site be intrusive, locally, on the town or on the Downs?</i>

G. IMPACTS ON THE HISTORIC ENVIRONMENT	
1	Proximity to areas of archaeological importance
2	Proximity to Scheduled Ancient Monuments
3	Conservation Area <i>i.e. is the site within or adjacent to a Conservation Area? How might impacted be mitigated?</i>
4	Impact on Listed buildings <i>i.e. are there any listed buildings on site or adjacent and if so, what grade? What is the likely impact on the listed buildings?</i>
5	Battlefield & burial sites
6	Building of townscape merit <i>e.g. does the site contain a building that has been identified as a building of townscape merit?</i>
7	Non-designated heritage asset <i>e.g. does the site contain a building that could be regarded as a non-designated heritage asset?</i>
8	Local list of heritage assets <i>e.g. does the site contain a building that could be identified on a local list of heritage assets?</i>
H. IMPACTS ON THE NATURAL ENVIRONMENT	
Does the site include or could development impact on any of these designations nearby?	
1	Special Area of Conservation
2	Site of Special Scientific Interest (SSSI)
3	Biodiversity Opportunity Area
4	Biodiversity Action Plan Priority Habitats
5	Site of Importance of Nature Conservation (SINCS)
6	Local Wildlife Site
7	Local Geological Sites (RIGS)
8	Tree Protection Orders or Ancient Trees
9	Mature trees <i>e.g. are there any mature trees near to the site which are likely to be impacted by the development?</i>
10	Ecosystem Services Provision – current & potential future provision
11	Agricultural Land Classification <i>i.e. grade or, if non-agricultural, please state</i>
12	Impact on green infrastructure <i>e.g. gain or loss</i>

I. FURTHER CONSIDERATIONS	
1	Ability to provide home/work units?
2	Other benefits or disadvantages to the wider community <i>e.g. visitors or tourists</i>
3	Other considerations
4	Off-site works requirements <i>e.g. surface flooding or increase in school places</i>
SUMMARY OF BENEFITS & DISADVANTAGES	

4 Unselected Sites

Table E.33 shows the unselected sites and the reasoning for them not being included as allocations.

Table E.33: Unselected Sites and Reasoning	
Site Number/Name	Reasons for Not Selecting Sites as Allocations
Site 1: Antiques Centre	<ul style="list-style-type: none"> • Its sensitive location within the AQMA and the potential impact on traffic; and • The conversion would lead to the loss of the Antiques Centre which has both tourism and retail benefits.
Site 4: Land at Blois Road, Garage Site North	<ul style="list-style-type: none"> • This site was removed after examination; • The site is on heavily-sloping land and would result in an uncomfortable relationship with existing dwellings; and • Vehicular access would be difficult to achieve with the existing levels of on street car parking and additional traffic would only serve to intensify this situation
Site 5: Land at Blois Road, Garage Site South	<ul style="list-style-type: none"> • This site was removed after examination; • The site is on heavily-sloping land and would result in an uncomfortable relationship with existing dwellings; and • Vehicular access would be difficult to achieve with the existing levels of on street car parking and additional traffic would only serve to intensify this situation
Site 6: Brooks Road	<ul style="list-style-type: none"> • Proposed residential units would suffer from noise and disturbance from neighbouring uses; • The introduction of residential use here could restrict the effective operation of nearby commercial uses; • It is located within flood zone 2 and does not currently benefit from any flood defences; and • There is very high potential for significant archaeological remains, including waterlogged prehistoric remains.

Site 7: Buckwell Court	<ul style="list-style-type: none"> • The site was considered to be greenfield
Site 18: Houndean Farm	<ul style="list-style-type: none"> • Poor access to facilities and transport links; • It lies outside the main settlement boundary; and • The full extent of the site was unclear, with potential development to take place on greenfield.
Site 27: Land North of Houndean Rise	<ul style="list-style-type: none"> • Currently forms an important part of Lewes' green infrastructure, which provides a green corridor and access to countryside; and • Immediately adjacent to local wildlife sites, TPO area and a Site of Importance of Nature Conservation; • Significant archaeological importance as it contains prehistoric burial mounds and is located within the Battle of Lewes site.
Site 30: Landport Road Garages	<ul style="list-style-type: none"> • Removed from the plan following public consultation. It was identified that the site is outside of the Lewes Settlement Boundary.
Site 40: Malling St/ Cliffe St Car Park	<ul style="list-style-type: none"> • Sensitive location situated within the archaeological notification and conservation area and is next to the Church of St Thomas. • Site considered to be suitable for development of only less than 5 units. This would be considered a windfall site.
Site 42: Pells School	<ul style="list-style-type: none"> • Strong reservations about the loss of the existing school within the local community; • Potential access issues; • Increase traffic and congestion pressures on the Kingsley road junction; and • Partially located within flood zone 3.
Site 47: Saxonbury	<ul style="list-style-type: none"> • Sensitive location adjacent to Saxonbury Anglo-Saxon Cemetery. It would therefore only be deemed appropriate to convert the existing building; and • Other sites are considered to deliver greater benefits

Site 49: Spences Lane Garage Site	<ul style="list-style-type: none"> • Concern about deliverability due to multiple land owners; and • High risk of flooding – situated within flood zone 3.
Site 50: Spring Farm Barn	<ul style="list-style-type: none"> • Removed following public consultation on the Pre-Submission Plan. It was identified that the site is outside of the Lewes Settlement Boundary and already has planning permission for 5 dwellings. The site also scored poorly in the SA at the Pre Submission stage.
Site 56: St Pancras Gardens Garage Site	<ul style="list-style-type: none"> • Considered to be suitable for development of only less than 5 units. This would be considered a windfall site.
Site 59: The Course Garage Site	<ul style="list-style-type: none"> • Sensitive location – within the archaeological notification and conservation area; • Constrained site with access issue; • Car parking pressures area; and • High risk of flooding – situated within flood zone 3
Site 61: White Hart Hotel Annex	<p>The site has not been selected for the following reasons:</p> <ul style="list-style-type: none"> • access from Station Road is difficult • loss of current hotel accommodation is likely to have negative impacts on tourism and the local economy; and • located within the AQMA – the generation of more traffic is likely to worsen the situation.