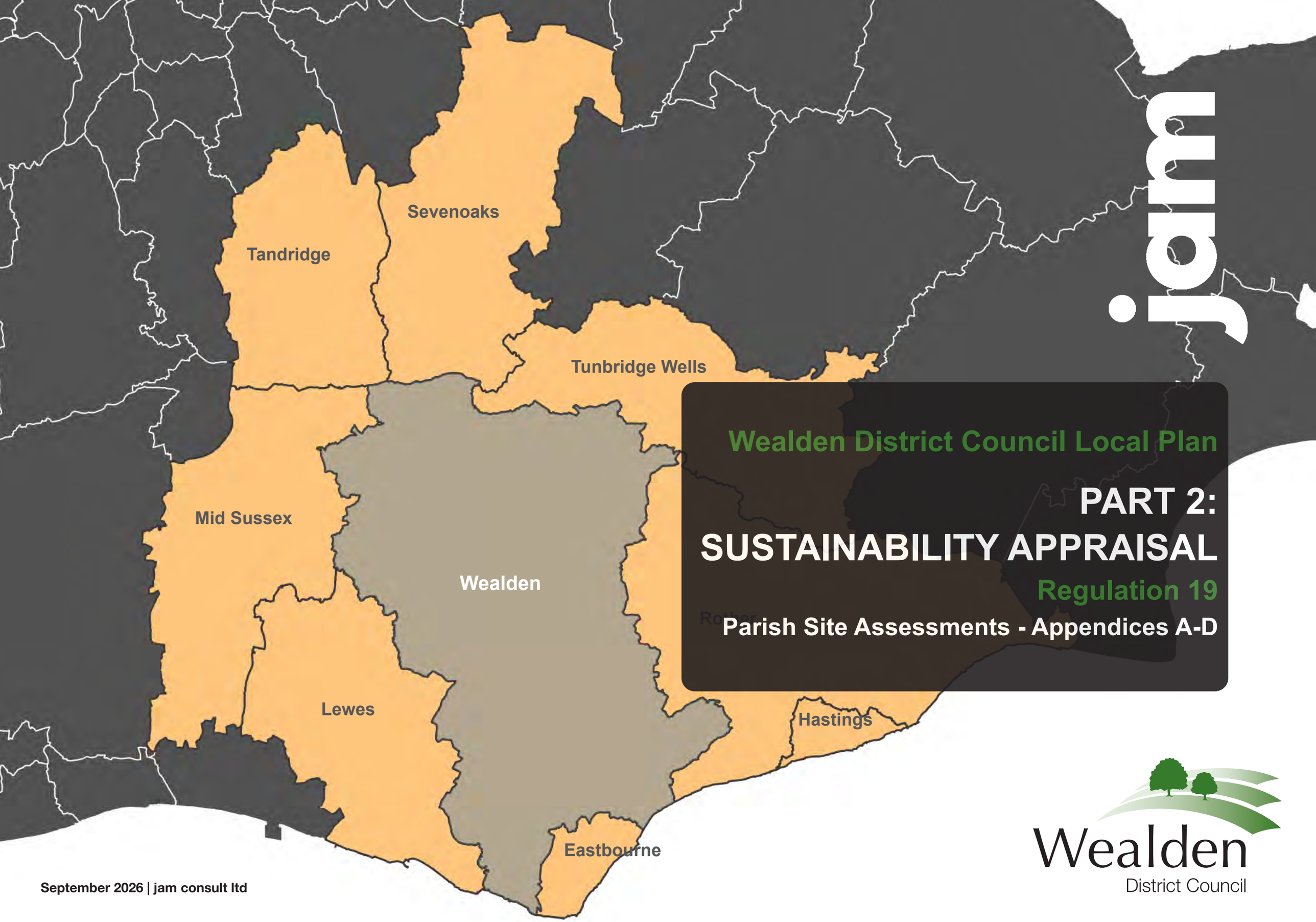


jam

Wealden District Council Local Plan

PART 2: SUSTAINABILITY APPRAISAL

Regulation 19

Parish Site Assessments - Appendices A-D

September 2026 | jam consult ltd

Wealden District Council

PART 2: PARISH APPENDICES A-D

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This report has been prepared using the evidence base provided by Wealden District Council. The conclusions and recommendations contained in this SA Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by Jam Consult Ltd has not been independently verified, unless otherwise stated in the Report. The work described in this Report was undertaken between March - September 2026 and is based on the information made available during this period. The scope of this report and the services are accordingly factually limited by the timescale available. It is recognised that further information may become available after this report has been published, which may need to be considered in any further work undertaken.

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APPENDIX A

APPENDIX A : NEW + AMENDED SITES

SUMMARY OF NEW SA ASSESSMENTS

PARISH:

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
1278/1110	Jarvis Brook Yard, Crowborough																				
158/1110	Land at Junction of Eridge Road and A26, Steel Cross, Crowborough																				
055/1110 317/1110 634/1110	Land adjacent to the London Road and Pilmer Road Junction, Crowborough																				
250/1110	Land at Steel Cross Farm, Green Lane, Crowborough																				
1279/3120	Stumblewood, The Drive, Maresfield Park																				
1282/3000	Swingate Gardens, Mill Lane, Hellingly																				
1240/3090	Land North of Swallow Business Park, Diamond Drive, Lower Dicker																				
1266/1630	Former Broad Oak Primary School, Scotsford Road, Broad Oak, Heathfield																				
258/3200	Land on north side of Burwash Road, Heathfield																				
1271/1750	Station Bridge Yard, Bayham Road																				
1277/1310	Natewood Farm, Polegate Road, Hailsham																				
081/2090	Land to north of James Avenue, Herstmonceux																				
1225/3060	Briars, Church Lane, Laughton																				
983/1630	Land at The Croft, Ninfield Road, Lundsford's Cross																				
1288/1630	Land on the South West side of Ninfield Road, Bexhill on Sea																				
1292/1630	Lunsford Cross Farm, Ninfield Road, Bexhill on Sea																				
1216/3360	Land to south of Peelings Lane, Westham																				
603/3300	Land off Michelham Priory Road, Upper Dicker																				
617/1780	Land north of Recreation Ground, Station Road, Berwick Station																				

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
1278/1110	**REJECT for Residential**	The site is located within the sustainable settlement of Crowborough. Overall, the site's location is considered appropriate. However, the assessment identifies a number of uncertainties for which limited mitigation has been demonstrated. Some of these uncertainties relate to the principle of development on the site and parts thereof, such as flood risk, access, and how proximity to the trainline will affect quantum and areas of development. Furthermore, the loss of employment space would be inconsistent with a formal allocation of the site and spatial strategy that seeks retention of employment floorspace.
158/1110	**SELECT for Residential**	The site is well enclosed by boundary vegetation, which would need to be retained and protected/enhanced, and has good access via footpaths to a regular bus service into Crowborough. Development could be considered appropriate for the natural growth of development along the A26, subject to suitable potentially reduced quantum and appropriate layout and design. Development would need to take account of the site's location within the High Weald National Landscape and mitigate any impacts on the Priority Habitat Deciduous Woodland in the west of the site.
055/1110 317/1110 634/1110	**SELECT for Residential**	The site is situated within the built-up area near Crowborough's town centre and therefore has good access to local facilities and amenities, including a bus stop for public transport and the Crowborough Leisure Centre. The site is close to the Crowborough Conservation area to the south and the design of any scheme will need to consider protecting its character and appearance. Additionally, the site is within 7km of the Ashdown Forest SPA therefore is the site were to come forward for development it would require a Habitats Regulation Assessment.
250/1110	**SELECT for Residential**	The extant planning permission has established the principle of development in this location. The extant planning permission will provide suitable infrastructure for any further development brought forward on the rest of the site. Any further development of the site would need to provide suitable and appropriate protection for the priority habitat on site and the wider landscape, as the site is within the High Weald National Landscape.
1279/3120	**SELECT for Residential**	The site is in a relatively sustainable location, subject to safe pedestrian and vehicular access being established, and is relatively close to services and facilities in Maresfield including public transport. It is within an existing dispersed, low density settlement pattern north of Maresfield and has a visually enclosed character, with moderate levels of tranquillity. Small-scale, low-density development would not be at odds with the existing settlement pattern in this location.
1282/3000	**SELECT for Residential**	The site is well contained by existing residential development and Mill Lane. The site, in particular the southern parcel, benefits from good access to services and facilities and sustainable public transport options. Access arrangements are proposed via Park Road immediately to the east of the site which is likely to require highways measures. The site is considered suitable for residential development.
1240/3090	**REJECT for Employment**	The site is situated within Lower Dicker, which is not a sustainable settlement, lies outside of any proposed development boundary, and does not conform with the overall strategy for development. The depth of the site and projection of built form would also extend development into the countryside to the north and would be out of character with the immediate locality and neighbouring form, scale and site coverage of adjacent development. Suitable access is required and could be achieved in conjunction with the neighbouring industrial estate via Diamond Drive rather than intensifying the access along the A22. Further impacts could be suitably mitigated by ensuring pedestrian connectivity from the site to the bus stop, and high-quality design through SuDS, noise attenuation measures, and landscape buffering.
1266/1630	**SELECT for Residential**	The site is located in the centre of Broad Oak, to the north of the settlement between Street End Lane and Scotsford Road, which is considered a 'sustainable settlement'. The site lies within the High Weald National Landscape but is well integrated into the existing settlement as a brownfield land. The site would need some improved access (vehicular and pedestrian) and there may also need to be some localised off-site junction/highway improvements to cope with the additional traffic generated.
258/3200	**SELECT for Residential**	The site is adjacent to the A265 on the northern edge of Heathfield, which is considered a sustainable settlement within the Council's settlement hierarchy. The site relates well to the settlement and is within proximity of services and facilities, whilst benefiting from good transport connection to the wider area, including via walking. Small scale development has occurred repeatedly at this location setting the acceptability of development in this location although similar pattern of development would be expected.
1271/1750	**REJECT for Employment**	Whilst the site is within the High Weald National Landscape and a rural location, it is vacant and neighbouring employment use and therefore some further appropriately scaled development for employment use should not have a significant effect on the wider landscape, although this will depend to some degree on the design and layout of any scheme. The site also has strong treed boundaries which should be retained, enhanced and protected to retain the visibility screening as well as the green infrastructure network and biodiversity of the area. Due to the location of the site within the High Weald NL if development were to come forward, it would need to ensure the protection of the surrounding landscape designation. The site does not benefit from any accessibility by public transport or safe and convenient walking and cycling options and therefore does not align with the spatial strategy for the district.
1277/1310	**REJECT for Employment**	The site is formed of a solar farm on the western boundary of the A22 withdrawn from the road frontage between two large, sustainable towns, Hailsham and Polegate, in the south of the district. The site is located in a rural location and is visually and functionally separated from Hailsham, Polegate and other settlements, but has transport options to access these settlements. The development of the site would result in the loss of a solar farm which would be replaced by new built form projecting further into the countryside and creating a significant combined mass outside a settlement. Although the site is enclosed by vegetation, it is surrounded by Ancient Woodland which could result in impacts on the existing vegetation within and surrounding the site.
081/2090	**SELECT for Residential**	The site is greenfield and is situated in a semi-rural location in Herstmonceux, which is considered a 'sustainable settlement' according to the settlement hierarchy, albeit the site lies outside of the current settlement boundary. An updated access is proposed via James Avenue, which would limit impact on the listed building Updated landscape evidence confirms that the site is of moderate sensitivity to residential development. The far northern and northeastern portions of the site is located within the High Weald National Landscape and is more exposed within the landscape and therefore more visually and physically related to the National Landscape that surrounds Windmill Hill to the north, where development should be avoided to limit impact.

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
1225/3060	**SELECT for Residential**	The site is located to the south of the centre of Laughton, which is considered a 'sustainable settlement'. The site is in a relatively sustainable location and is relatively close to services and facilities in Laughton including public transport. The site benefits from an existing footpath on the opposite side of Church Lane, albeit it is noted that the width can vary. Small-scale, low-density development to the northern part of the site would not be at odds with the existing settlement pattern here whilst addressing the matters which resulted in the recent refusal for the provision of 7 dwellings on the site under planning application WD/2025/2473/PIP.
983/1630	**REJECT for Residential**	The site is located at Lunsford Cross, which is immediately adjacent to Bexhill, where significant growth is planned within the Rother Local Plan. The site would contribute towards the district's identified need. The site would require significant transport improvement including in relation to pedestrian and cycle connectivity as well as the corresponding infrastructure to achieve sustainable development which a development of this scale is unlikely to achieve as a standalone site. In addition the site reads isolated which could be addressed through a comprehensive development of the area.
1288/1630	**REJECT for Residential**	The site is located at Lunsford Cross, which is immediately adjacent to Bexhill, where significant growth is planned within the Rother Local Plan. The site would contribute towards the district's identified need. The site would require significant transport improvement including in relation to pedestrian and cycle connectivity as well as the corresponding infrastructure to achieve sustainable development which a development of this scale is unlikely to achieve as a standalone site. In addition the site reads isolated which could be addressed through a comprehensive development of the area.
1292/1630	**REJECT for Residential**	The site is located at Lunsford Cross, which is immediately adjacent to Bexhill, where significant growth is planned within the Rother Local Plan. The site would contribute towards the district's identified need. The site would require significant transport improvement including in relation to pedestrian and cycle connectivity as well as the corresponding infrastructure to achieve sustainable development which a development of this scale is unlikely to achieve as a standalone site.
1216/3360	**REJECT for Residential**	The site is located on the edge of both Stone Cross and Westham which are both considered to be sustainable settlements. The site is near the centre of the settlement and relates well to the existing settlement. Significant fluvial flood risk precludes the provision of safe access at all times resulting the site being unsuitable for residential development. In addition, the development of the site will result in the loss of a parcel of greenfield land which includes some of the best and most versatile agricultural land (Grade 3a), as well as likely tree loss.
603/3300	**REJECT for Residential**	Whilst the site is adjacent to Upper Dicker and is close to the village centre, it is in an unsustainable location, does not relate to any sustainable settlement and lacks public transport options to larger settlements and the services and facilities they offer.
617/1780	**SELECT for Residential**	The site is located at the northern fringe of Berwick Station and within walking distance to Berwick Rail Station and a bus stop with limited services to Eastbourne and Polegate, resulting in sufficient sustainability credentials to accommodate further capacity on this site. Development would need to take account of potential impacts on the views from the SDNP.

PARISH: CROWBOROUGH

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in SA Reg 18(1) and Reg18(2)																				
1278/1110	Jarvis Brook Yard, Crowborough																				

COMMENTARY	
Site	Site is 3.25ha and comprises of commercial and storage units.
Parish / Settlement	Crowborough / Crowborough (Type 1 – Town)
Development Proposal	100 (net) dwellings
Summary of Assessment	The site is located within the sustainable settlement of Crowborough, in the south-western part of the town, and lies within the existing development boundary. The proposal for 100 net additional dwellings would make a valuable contribution towards meeting the district's identified housing need. The site has the potential to integrate effectively with the existing settlement, benefiting from proximity to local services and facilities, as well as good pedestrian connectivity to public transport. Suitable vehicular access is already available, although some improvements are likely to be required to accommodate the increased level of use associated with the development. The north-western part of the site contains Priority Habitat Deciduous Woodland, which, together with existing trees, contributes to the area's green infrastructure network and provides important ecological connectivity. Subject to appropriate design and mitigation, development of the site is not considered likely to result in significant harm to the wider landscape character. The site is affected by areas of surface water flood risk, which will require further investigation and appropriate mitigation measures. In addition, the site lies within 7 km of Ashdown Forest SPA, and any proposal will need to consider potential recreational impacts and make suitable contributions towards SANGS and SAMMS provision where necessary. Overall, the site's location is considered appropriate. However, the assessment identifies a number of uncertainties for which limited mitigation has been demonstrated. Some of these uncertainties relate to the principle of development on the site and parts thereof, such as flood risk, access, and how proximity to the trainline will affect quantum and areas of development Furthermore, the loss of employment space would be inconsistent with a formal allocation of the site and spatial strategy that seeks retention of employment floorspace.
Mitigation Measures	• Not all mitigations measures have been identified at this stage • All development within the 7km zone of influence for Ashdown Forest SPA will need to contribute to SANGS and SAMMS provision to mitigate its impact on the designation. • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	The site is located within the existing built-up area of Crowborough and surrounded by built form. No adjacent sites have planning permission or are under construction. They are promoted through the SHELAA process for development and are assessed individually. Cumulatively, adjacent SHELAA sites would need to consider potential impact to the Ashdown Forest SPA/SAC.
Select / Reject / Uncertain	**REJECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	The development would deliver 60 (net) dwellings on the developable area of the site, and this would contribute to the district's identified housing need. In addition, due to the size of the developable area of the site, the development could accommodate an appropriate mix of types and tenure, including affordable housing, meeting specific housing needs of the local population as well as making a positive contribution to meeting the district's overall housing need.
Minor Positive Impacts		
	Town & Village Centres	The site is relatively central within Crowborough and there is good access on foot and to bus services facilitating journeys into town, supporting the vitality and viability of the town centre.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Flood Risk	The site is not at risk of groundwater flooding. The north western part of the site is within Flood Zone 2 and 3 reducing the developable area of the site by a third. The eastern section of the site, including the access, as well as some central part of the site are affected by surface water flooding. A sequential approach to the location of development on site should still be taken to direct development first to the areas of the site not at risk of flooding, alongside the provision of appropriate measures such as SuDS should allow the delivery of the proposed development. The impacts of the proposed development will remain uncertain until further information is submitted. Mitigation measures will need to be identified to address surface water runoff as development will introduce impermeable surfaces.
	Water Resources	Wealden is in an area of serious water stress and development of this scale may have an impact on water resources.
	Pollution	The site is in close proximity with the rail line and could result in additional noise pollution for future occupiers. This can be addressed, but will need significant consideration design/layout/quantum and mitigation measures.
	Soil, Land & Minerals	The proposal is for the redevelopment of a brownfield land and is likely to result in the best use of existing land. There are however some uncertainties related to contamination likely to require further investigation.
	Green & Blue Infrastructure	There is deciduous woodland on the north western third of the site that provides wildlife corridors and stepping stones within the site itself. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Biodiversity	Woodland lies to the north-west of the site, which is also priority habitat deciduous woodland, which overlap with Flood Zones 2 and 3 present on site. This is a brownfield site and therefore its redevelopment offers good opportunities to create further benefits for biodiversity. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021. The site is within the 7km zone of influence for the Ashdown Forest SPA and therefore if the site were to come forward for development it would require a Habitats Regulation Assessment.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Transport & Accessibility	The site is within walking distance of a bus stop with good pedestrian footpath links with regular bus services into Crowborough town centre. The site is also within close proximity from Crowborough train station although some improvements may be required to maximise connectivity. The site benefits from an existing vehicular access point, however details are lacking on upgrades necessary to serve redevelopment. There are also concerns at suitable access to and from the site through an area at risk of flooding
	Quality of Life	Further details required
	Social Inclusion	Further details required
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Economy & Employment	Development at this location would result in the loss of employment site within a town.
Major Negative		
		NONE
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Landscape & Townscape; Historic & Cultural Heritage; Health & Wellbeing; Education & Skills**

PARISH: CROWBOROUGH

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Welbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	SA Reg 18(1) Results																				
REJECT	SA Reg 18(2) Results																				
158/1110	Land at Junction of Eridge Road and A26, Steel Cross, Crowborough																				

COMMENTARY	
Site	Site is 2.54 ha, and is greenfield agricultural land, located at the northeastern fringe of Crowborough, to the west of Eridge Road (B2157) and to the east of the A26
Parish / Settlement	Steel Cross / Crowborough (Type 1 Settlement – Town)
Development Proposal	20 (net) dwellings
Summary of Assessment	The site is located at the northeastern fringe of Crowborough. The site lies within the High Weald National Landscape and within a part of Crowborough assessed as having moderate sensitivity to small scale residential development in the 2026 Landscape evidence base as a result of its enclosed nature. Limited frontage development along Eridge Road has been granted planning permission for 2 (net) dwellings, with a further planning application for 2 (net) dwellings behind this refused, and dismissed at appeal in November 2023, on the grounds of unacceptable harm to the countryside and landscape quality of the High Weald National Landscape, encroachment into the open countryside and the material alteration of the area's character. The surrounding area has however been subject to significant changes since, with large scale development granted permission on site 250/1110 on the opposite side of Eridge Road and to the south, providing some urbanizing context to this site. The site could provide circa 20 (net) dwellings and would contribute positively towards the district's identified need. The site is within walking distance of bus stops, with regular services into Crowborough, and has good footpath connectivity to them along Eridge Road/A265, giving good access to sustainable modes of transport. There is an existing vehicular access onto Eridge Road which would need improvements to make it suitable for intensification to address visibility issues.
Mitigation Measures	• Not all mitigation measures have been identified at this stage. • All development within the 7km zone of influence for Ashdown Forest SPA will need to contribute to SANGS and SAMMS provision to mitigate its impact on the designation. • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts • Retain, protect and enhance the areas of priority habitat deciduous woodland that extend into the corners of the sites, the shaws and hedgerows along the outer boundaries that contain the sites, and the mature trees and hedgerows that define internal field boundaries • Maintain the existing settlement pattern and its character by following the scale and built form of the recent development within the south-eastern corner of the site and by interspersing new development with new tree planting that over time will form an extension to the existing wooded settlement edge
Cumulative Impacts	No immediately adjacent sites have planning permission or are under construction. A large site (250/1110) opposite and to the south has been granted planning permission for 103 dwellings. Various sites are promoted through the SHELAA process for development and are assessed individually. Cumulatively, adjacent SHELAA sites would need to consider impact on landscape in this protected area, and potential impact to the Ashdown Forest SPA/SAC.
Selection / Rejection / Uncertain	**SELECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
		NONE
Minor Positive Impacts		
	Flood Risk	The site is wholly within Flood Zone 1 and is not at risk of groundwater flooding. There is an area of surface water flood risk running to the centre of the site north to south and in the western corner, although it would have a marginal impact on the developable area without interfering with the existing access of the site. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Transport and Accessibility	Crowborough has a rail station 1.7 miles from the site to the south and Eridge train station to the north can be reached via the bus services with a journey time of 10 minutes. The site is within 5 minutes' walk to a bus stop providing frequent connections to larger settlements and other service centres (Tunbridge Wells, Heathfield, Uckfield, Lewes, Brighton) including to the station.The site benefits from an access onto Eridge Road, via the two dwelling development built along the road frontage. Further improvements may however be required to allow the intensification through this access point. Safety measures may also need to be considered. The site is within distance of services with the closest primary school about 1 mile away. The site benefits from an existing footway although with varying width offering some alternative to the use of private car. The site does not benefit from a dedicated existing cycle path.
	Housing	The development would deliver 20 (net) dwellings on the site if delivered as proposed, and this would contribute to the district's identified housing need. Due to the size of the site and lack of any scheme detail, the type and tenure of housing is unclear currently.
	Town & Village Centres	The site is on the periphery of Crowborough, however there is good access to regular bus services facilitating journeys into town, supporting the vitality and viability of the town centre.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Soil, Land & Minerals	The site is former agricultural land and there is the potential for land contamination.
	Pollution	The site is within an area of Crowborough considered to be relatively dark in CPRE's light pollution mapping and there is the potential for light pollution from development of this site, particularly if this comes forward with the other sites in this area (298/1110 and 110/1110). The site is bordered by the A26 providing a potential source of noise for occupiers of any development.
	Green & Blue Infrastructure	There are mature trees along the site boundaries, which any development should seek to retain to maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Biodiversity	There are no designated biodiversity sites within the site, and it is not within a biodiversity opportunity area. There is a small area of Priority Habitat Deciduous Woodland in the southwest corner of the site, adjacent to the A26. All development will need to provide a minimum of 10% BNG. The site is within the 7km zone of influence for the Ashdown Forest SPA and so any development will require an HRA.
	Landscape & Townscape	The site is within the High Weald National Landscape and is detached from the settlement pattern of Crowborough by virtue of the A26 / Eridge Road. The 2026 Landscape and Visual Appraisal considers the site to have moderate sensitivity to small scale residential development, with the northern part of the site more sensitive than the southern half. The site is an assart and is enclosed by mature trees, shaws and hedgerows, with strong internal field boundaries that emphasise the historic field pattern. However, the site is visually enclosed and contained by mature vegetation, does not contain any heritage features, and is influenced by proximity to the A26 and the recently constructed houses within the site. The site is ocnsiderd to have a moderate expression of the core components of character of the High Weald National Landscape due to the presence of mature woodland, shaws, trees and hedgerows; site forming part of an assart field pattern (contributing to the medieval character) with grazed pastures; and being part of a landscape with dark night skies. The assessment judges that development would have a moderate impact on the landscape and visual qualities/features that define the National Landscape.
	Historic & Cultural Heritage	The site is not within a conservation area but is within an area of archaeological interest due to the earthwork remains of a possible Bloomery site and ironstone extraction pit. Whilst investigations are required, there is the potential for development to affect this historic site.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Mineral	Development will result in an increase in waste in both construction and operation.
Major Negative		
		NONE
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures: **Water Resources; Health & Wellbeing; Economy & Employment; Education & Skills.**

PARISH: CROWBOROUGH

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Welbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
055/1110	Land at Coldrums and rear of Tyre Depot, London Road, Crowborough																				
317/1110	Willetts House, Pilmer Road, Crowborough																				
634/1110	Land at Pilmer House, London Road, Crowborough																				
N/A	**Not assessed in SA Reg18(2)**																				
055/1110 317/1110 634/1110	Land adjacent to the London Road and Pilmer Road Junction, Crowborough																				

COMMENTARY	
Site	Site is 2.54 ha, and is greenfield agricultural land, located at the northeastern fringe of Crowborough, to the west of Eridge Road (B2157) and to the east of the A26
Parish / Settlement	Steel Cross / Crowborough (Type 1 Settlement – Town)
Development Proposal	40 (net) dwellings The sites were assessment individually for the purpose of the Regulation 18(1) Plan and were subsequently combined under the reference CR2 and proposed for the provision of 28 dwellings. This assessment is testing whether the site can accommodate additional capacity.
Summary of Assessment	The site is located within the existing built-up area of Crowborough close to the town centre/High Street, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Crowborough and therefore has good access to local facilities and amenities, including a bus stop for public transport and the Crowborough Leisure Centre. Additionally, the site is within 7km of the Ashdown Forest SPA therefore is the site were to come forward for development it would require a Habitats Regulation Assessment. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport and walking of services and facilities within a sustainable settlement.
Mitigation Measures	• Not all mitigation measures have been identified at this stage. • All development within the 7km zone of influence for Ashdown Forest SPA will need to contribute to SANGS and SAMMS provision to mitigate its impact on the designation. • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	The site does not currently benefit from planning permission nor any application for development. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Selection / Rejection / Uncertain	**SELECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Flood Risk	The site is not affected by fluvial, pluvial and ground water flood risk. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Transport and Accessibility	There is an existing vehicular access to the site from London Road, however this is narrow and to widen the access could potentially conflict with the junction for Pilmer Road and London Road. The site is within 75m (less than a 5-minute walk) of the nearest bus stop at The Cross to the south to the south and has good existing pedestrian access. Crowborough High Street is a 4-minute walk from the site via safe pedestrian footpaths. Bus services can be accessed from the High Street. The train station can be reached via the bus services form the High Street with a journey time of 15-minutes. The existing access to the site from London Road is suitable for pedestrians and cyclists to use.
Minor Positive Impacts		
	Housing	The development would deliver 40 (net) dwellings on the site if delivered as proposed, and this would contribute to the district's identified housing need. Due to the size of the site and lack of any scheme detail, the type and tenure of housing is unclear currently.
	Town & Village Centres	The site is in very close proximity to Crowborough which would support the vitality and viability of the town centre.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Biodiversity	There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or the immediate vicinity. The site is not within a Biodiversity Opportunity Area (BOA). Development of the site will not impact on any designated site / habitat. The site is also within 7km of the Ashdown Forest SPA. Therefore, if the site were to come forward for development, it would require a Habitats Regulation Assessment. All development will need to provide a minimum of 10% BNG.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Mineral	Development will result in an increase in waste in both construction and operation.
Major Negative		
		NONE
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures: **Water Resources; Soil, Land & Minerals; Pollution; Green & Blue Infrastructure; Landscape & Townscape; Historic & Cultural Heritage; Health & Wellbeing; Economy & Employment; Education & Skills.**

PARISH: CROWBOROUGH

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Welbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	SA Reg 18(1) Results																				
N/A	Not assessed in SA Reg18(2)																				
250/1110	Land at Steel Cross Farm, Green Lane, Crowborough																				

COMMENTARY	
Site	Site is 21.05ha, and has gain permission for 120 dwellings currently under construction. The remainder of the site comprises a field.
Parish / Settlement	Steel Cross / Crowborough (Type 1 Settlement – Town)
Development Proposal	95 (net) dwellings on the north eastern parcel
Summary of Assessment	The site is located on the periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies partially within and adjacent to the proposed development boundary. The size of the site, and taking account of the extant planning permission, will provide a significant contribution to the district's housing need including affordable housing provision. The site is within close proximity of public transport and pedestrian connectivity to bus stops will be achieved through the extant planning permission. It is acknowledged that the site is within the High Weald National Landscape which increases its sensitivity. This is, however, a flat site that is enclosed with limited views to the wider landscape and therefore limited impacts are expected on this objective. The site does therefore conform with the overall spatial strategy for development within Wealden as a whole.
Mitigation Measures	• Not all mitigation measures have been identified at this stage. • All development within the 7km zone of influence for Ashdown Forest SPA will need to contribute to SANGS and SAMMS provision to mitigate its impact on the designation. • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	The middle section of the site is within the proposed development boundary for Crowborough whilst the southern part (Priority Habitat Deciduous Woodland) and the northern fields lie outside but adjacent to it. Crowborough is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. The middle section of the site and fronting onto Green Land has extant planning permission for up to 120 dwellings and associated infrastructure. Should the remainder of the site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Selection / Rejection / Uncertain	**SELECT from Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Flood Risk	The site is not affected by fluvial, pluvial and ground water flood risk. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Housing	The development would deliver 95 (net) dwellings on the site if delivered as proposed, and this would contribute to the district's identified housing need. Due to the size of the site and lack of any scheme detail, the type and tenure of housing is unclear currently.
Minor Positive Impacts		
	Green & Blue Infrastructure	There are some trees and hedgerows (some mature) along the site boundaries which contribute to the green infrastructure network and provide good wildlife corridors and stepping stones to the wider area, particularly the woodland to the east. Development should seek to retain and protect the existing trees and hedgerows to maintain and enhance the green infrastructure network of the site and wider area. The extant planning permission for part of the site proposes new planting of native trees, woodlands and hedgerows in the north to enhance existing vegetation, the retention of existing trees and hedgerows where suitable and native hedgerow planting alongside boundaries to provide screening and habitat corridors, which connect into existing hedgerows.
	Transport and Accessibility	The site is within 5 minutes' walk (200m) to a bus stop providing frequent connections to larger settlements and other service centres (Tunbridge Wells, Heathfield, Uckfield, Lewes, Brighton) including to the station. The PRoW that runs through the northern part of the site will provide pedestrian access to Green Lane and therefore the bus stops. Crowborough High Street is a 9-minute bus journey from the site. Bus services run every half hour weekdays and every hour at weekends. Eridge train station can be reached via the bus services with a journey time of 10 minutes, and Crowborough has a rail station 1.7 miles from the site to the south. The site has access onto Green Lane, however this is unsuitable for intensification of development on this site. However, the infrastructure to provide suitable access will be achieved as part of the planning permission granted for the majority of the site (WD/2022/0398/MRM) for a new primary access onto Green Lane and a secondary access onto Palesgate Lane. The site does not benefit from a dedicated existing cycle path.
	Health & Wellbeing	The extant planning permission for part of the site looks to provide a local equipped play area, a local area of play and informal green space within the site which will benefit future residents of this parcel.
	Town & Village Centres	The site is on the periphery of Crowborough, however there is good access to regular bus services facilitating journeys into town, supporting the vitality and viability of the town centre.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Water Resources	Wealden is in an area of serious water stress and development of this scale may have an impact on water resources.
	Soil, Land & Minerals	The site is former agricultural land and there is a small area of contaminated land, which would be the subject of remediation and removal as part of development.
	Pollution	The site is within an area of Crowborough considered to be darker in CPRE's light pollution mapping and there is the potential for light pollution from development of this site. However, the map may not be taking into account the development currently under construction on the other parcels of the site which would already introduce change in the area. There is a small stream that runs along the southern and western boundary of the site, flowing north to south. Development could potentially affect water quality here through diffuse pollution and surface runoff. This would require mitigation.
	Biodiversity	There are no designated biodiversity sites within the site or the immediate vicinity. Development of the site will not impact on any designated site. The site is not within a Biodiversity Opportunity Area (BOA). Priority Habitat Deciduous Woodland is present in the centre of the site, the whole of the southern part of the site and adjoining the southern and eastern site boundaries. Lowland Heathland Priority habitat also lies a very short distance from the site's eastern boundary. Development could adversely impact on these habitats and suitable buffers / mitigation will be required of any development. The illustrative layout of the extant planning permission shows these areas being retained and protected. The site is also within 7km of the Ashdown Forest SPA. Therefore, if the site were to come forward for development, it would require a Habitats Regulation Assessment. Any development would need to provide a minimum of 10% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.
	Landscape & Townscape	The Landscape Sensitivity Assessment 2023 confirms that the southern part of the site is more sensitive to development (moderate to high sensitivity) due to the presence of priority habitat deciduous woodland and its role in minimising encroachment of the settlement edge beyond the soft boundary feature formed by Limekiln Wood. The site is also within the High Weald National Landscape which increases its sensitivity. This is, however, a flat site that is enclosed with limited views to the wider landscape and therefore increased development can be accommodated alongside landscape mitigation needed..
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Mineral	Development will result in an increase in waste in both construction and operation.
Major Negative		
		NONE
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures: **Historic & Cultural Heritage; Economy & Employment; Education & Skills.**

PARISH: MARESFIELD

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	**Not assessed in SA Reg 18(1) and Reg18(2)**																				
1279/3120	Stumblewood, The Drive, Maresfield Park																				

COMMENTARY	
Site	Site is 2.45ha, located to the north of Maresfield, on the edge of the built-up area of Maresfield Park and is used as a paddock.
Parish / Settlement	Maresfield / Maresfield (Type 4 Settlement – Secondary village)
Development Proposal	The site is promoted for 10 (net) dwellings.
Summary of Assessment	The site is located to the north of Maresfield, which is considered a 'sustainable settlement' according to the Council's draft settlement hierarchy. The site is assessed for the provision of 10 dwellings which would make a positive contribution to the district's identified housing need. The site is in a relatively sustainable location, subject to safe pedestrian and vehicular access being established and is relatively close to services and facilities in Maresfield including public transport. It is within existing dispersed, low density settlement pattern north of Maresfield and has a visually enclosed character, with moderate levels of tranquillity. Small-scale, low-density development would not be at odds with the existing settlement pattern here. Development will need to undertake an Appropriate Assessment as the site is within 7km of the Ashdown Forest SPA / SAC.
Mitigation Measures	• Specific mitigation measures have not been identified at this stage. • All residential development within the 7km zone of influence for Ashdown Forest SPA will need to contribute to SANGS and SAMMS provision to mitigate its impact on the designation. • The implementation of specific Local Plan policies in relation to Climate change adaptation and mitigation, Green & Blue Infrastructure, Biodiversity and Landscape and Townscape, could also help to mitigate impacts.
Cumulative Impacts	The site immediately adjacent to the east was granted permission for the provision of four dwellings. Cumulatively, adjacent SHELAA sites would need to consider impact on the highway and the Ashdown Forest SPA.
Select / Reject / Uncertain	**SELECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Flood Risk	The site is not affected by fluvial and ground water flood risk, with a small isolated area of surface water flooding in the south eastern part of the site. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Minor Positive Impacts		
	Biodiversity	There are no designated sites or habitats within the site; however, there are areas of Priority Habitat woodland adjoining the eastern and part of the northern boundaries of the site and along the north side of the existing access drive. Suitable buffers would be required to protect the woodland from any development impacts. The site is also within 7km of the Ashdown Forest SPA. Therefore, if the site were to come forward for development, it would require a Habitats Regulation Assessment. All development will need to provide a minimum of 10% BNG.
	Housing	The development would deliver 10 (net) dwellings on the developable area of the site, and this would contribute to the district's identified housing need. Due to the size of the site and lack of any scheme detail, the type and tenure of housing is unclear currently.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Green & Blue Infrastructure	The site has matured treed boundaries with priority habitat woodland within the site and adjoining the southern boundary, providing good wildlife corridors and connections to the woodland in the wider area. Development would need to retain, protect and enhance these boundary treatments to maintain the green infrastructure network of the area. Scheme details are lacking currently.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Landscape & Townscape	The site is considered to have moderate landscape sensitivity to small scale residential development in the 2023 landscape evidence base as it is within the dispersed, low density settlement pattern north of Maresfield and has a visually enclosed character, with moderate levels of tranquillity. Small-scale, low-density development would not be at odds with the existing settlement pattern and would not have an adverse impact on the wider landscape. The existing boundary vegetation would need to be retained and protected / enhanced to maintain visual enclosure of the site.
	Transport & Accessibility	No existing access to the site, which is set back from Top Drive by approximately 80-100m, although the site submission shows that the neighbouring land to the west is within the same ownership and could provide appropriate access. Alternatively, access could be provide in the south east corner of the site using the same route as the neighbouring site to the east granted permission for the provision of four dwellings. Top Drive to the east (where the proposed vehicular access is located) is a public footpath, although there are no formal footpaths to the side of the lane, which is also used by vehicular traffic. There are bus stops in the vicinity, within 500m – 650m of the site, with the closest stops being approximately 540m from the proposed access junction. Subject to safe vehicular access being established, including a suitable balance between the footpath and vehicles using the footpath to access the site being considered acceptable, a low-density development referencing the prevailing pattern and form of development in the immediate location could be suitable at this site.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
	Town & Village Centres	The site is on the edge of Maresfield; however, subject to safe vehicular and pedestrian access being established, it is in proximity of services and facilities in Maresfield, which would support the vitality and viability of the village centre.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative		
		NONE
No Significant Impacts		
		Owing to the size, type and location of development, the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Pollution Soil: Land & Minerals; Historic & Cultural Heritage; Health & Wellbeing; Economy & Employment and Education & Skills.**

PARISH: HELLINGLY

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	**Not assessed in SA Reg 18(1) and Reg 18(2)**																				
1282/3000	Swingate Gardens, Mill Lane, Hellingly																				

COMMENTARY	
Site	Site is 2.02ha and comprises a residential garden
Parish / Settlement	Hellingly / Hailsham (Type 1 – Town)
Development Proposal	70 (net) dwellings
Summary of Assessment	The site is located to the north of Hailsham, which is considered a 'sustainable settlement' according to the Council's draft settlement hierarchy. The site is assessed for the provision of 70 dwellings which would make a significant positive contribution to the district's identified housing need. In addition, the land promoter is investigating the potential to provide a 100% affordable housing scheme, although limited evidence is available to date on the matter. The site, in particular the southern parcel, benefits from good access to services and facilities and sustainable public transport options. Access arrangements are proposed via Park Road immediately to the east of the site which is likely to require highways measures. Owing to the limited information on the development proposal, there is still some uncertainty on the likely impacts of the proposed development and the associated mitigation measures which could be provided, although the majority are likely to be addressed by measures required from local planning policies.
Mitigation Measures	• Not all mitigations measures have been identified at this stage • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	Hailsham is classified as a sustainable settlement as it offers significant services, amenities, public transport options and employment opportunities. Other sites are put forward for development near to this site and across Hailsham which may have cumulative impacts on the settlement or the wider area, including immediately south of the site which is under construction for the provision of 80 dwellings. Together with other land within the area, further work will be needed to understand the impacts on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities.
Select / Reject / Uncertain	**SELECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	70 homes proposed which would make a positive contribution to housing need. Details are needed on type/tenure of homes.
Minor Positive Impacts		
	Flood Risk	The site is not affected by fluvial and ground water flood risk, with some small areas of surface water flooding in the western part of the site which may restrict the developable area. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Biodiversity	There are no designated biodiversity sites within the site or in close proximity. The site however host a number of trees although not subject to TPOs. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Social Inclusion	Further details required. However, the site promoter is investigating the potential to provide a 100% affordable housing scheme.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Water Resources	Wealden is in an area of serious water stress and development of this scale may have in impact on water resources.
	Soil, Land & Minerals	The site is a residential garden and would result in the loss of greenfield.
	Pollution	The Cuckmere River is located around 200m west of the site and is classified by the Environment Agency as being in a poor ecological status. Development of the site could exacerbate its ecological status through potential pollution, directly or indirectly through surface water runoff and discharge.
	Green & Blue Infrastructure	The mature hedgerows and trees on the boundaries of the site and within the site itself, provide wildlife corridors and stepping stones within the site and to the wider countryside. The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider green infrastructure network. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Transport & Accessibility	Hailsham does not have a rail station. Polegate Station the nearest station is 5.3 miles to the south. The site is within close proximity of bus stops to the south, with regular connection to larger settlement (Hailsham, Eastbourne, Polegate, Lewes, Brighton and Tunbridge Wells). The site benefits from pedestrian footpath but not from cycle infrastructure, with limited opportunity to deliver it alongside the proposal. The site would benefit from a direct PRoW provision or convenient connection to Cuckoo Trail. The access to the site is proposed onto Park Road.
	Quality of Life & Place	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative		
		NONE
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Landscape & Townscape; Historic & Cultural Heritage; Health & Wellbeing; Economy & Employment; Town & Village Centres; Education & Skills**

PARISH: HELLINGLY

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in SA Reg 18(1) and Reg 18(2)																				
1240/3090	Land North of Swallow Business Park, Diamond Drive, Lower Dicker																				

COMMENTARY	
Site	Site is 5.84ha and is greenfield agricultural land, located to the north of Diamond Drive.
Parish / Settlement	Hellingly / Lower Dicker (Type 5 – Neighbourhood Settlement)
Development Proposal	Employment use only – 18,000 sqm (net) employment floorspace
Summary of Assessment	The site comprises of an agricultural field to the north of the A22 within Lower Dicker, which is not considered a 'sustainable settlement' according to the Council's draft settlement hierarchy. The development proposes 18,000 sqm of employment floorspace, which has potential to contribute positively to the district's identified employment need. The site is greenfield, detached from any identified settlement and is therefore isolated from local facilities and amenities. The site is accessed via Diamond Drive but extends to the north behind undeveloped fields. The depth of the site and projection of built form would also extend the development into the countryside to the north and would be out of character with the immediate locality and neighbouring form, scale and site coverage of adjacent development. The site lacks suitable means of connectivity to other non-car modes of transport. Development would contribute additional and potentially significant trip generation to this part of the A22 road network that is already operating at/over capacity, which has not been shown possible to mitigate and absorb in the local highway network without adverse effect.
Mitigation Measures	• Mitigation measures have not been identified. • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts.
Cumulative Impacts	The site is to the north of the Swallow Business Park of which the second phase is currently under construction. This development with other existing uses contributes to the low sensitivity of the area in landscape terms, alongside the loss of tranquillity with the A22. Further sites are under consideration for employment development at this location, including those to the north and south of the A22. Also, to the south, SHELAA Site 659/3090 was granted planning permission for the provision of 45 new homes although this has now expired. Further work will need to be undertaken to understand and address the in-combination impact of development on the transport network, including the A22 strategic corridor, through a county-wide transport model, as well as the addition of an access onto the A22. It is acknowledged that cumulative employment development is likely to result in pressures on certain infrastructure, as well as the built and natural environment.
Select / Reject / Uncertain	**REJECT for Employment**

IMPACTS OBJECTIVES	COMMENTARY
Major Positive Impacts	
Economy and Employment	The development proposes 18,000 sqm (net) of employment floorspace. The development is expected to generate employment opportunities with the potential to support a large workforce, and this is expected to have positive impacts on the local economy.
Minor Positive Impacts	
Education & Skills	The proposed development will offer employment opportunities which are linked to skills acquisition and vocational training.
Flood Risk	The site is not affected by fluvial and ground water flood risk, with some small areas of surface water flooding along the western and northern boundary of the site. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Uncertain Impacts	
Climate Change Adaptation	Specific climate change adaption measures need to be identified.
Water Resources	Wealden is in an area of serious water stress and development of this scale may have in impact on water resources.
Soil, Land & Minerals	The site is greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. The land is not safeguarded for minerals.
Biodiversity	There are no designated biodiversity sites within the site or in close proximity, with hedgerows and trees along the boundaries. The small portion of the eastern boundaries is neighbouring Priority Habitat Deciduous woodland and in proximity with Ancient Woodland. Impacts could be suitably mitigated through landscape buffering. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
Green & Blue Infrastructure	Hedgerows run along all the site's boundaries. Therefore, suitable landscape buffering may be needed. Development of the site requires at least 10% BNG in accordance with the Environment Act 2021. The retention of land/fields to the north of the site would contribute to the existing green infrastructure network and mitigate the impact of any potential development at the frontage of the A22 within the surrounding landscape.
Historic & Cultural Heritage	Robin Mead is Grade II listed building and is located to the northwest of the site; therefore, any development would need to consider the setting of this listed building.
Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
Pollution	Air and noise pollution are expected to increase from the A22, as well as the Woodland Centre which adjoins the site to the north, both during construction and operation. Noise attenuation measures are required to buffer the noise from the A22 and Woodland Centre. Development of the site could introduce more light pollution to the area, which is classed as being of a darker area in CPREs light pollution mapping.
Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative	
Landscape & Townscape	The site is situated in a rural location and most of the site to the north would be considered backland development. The site is accessed via Diamond Drive, creating a backland site of significant size, and reading as out of character in this location in terms of siting and scale. The site is considered to be of low to moderate landscape sensitivity to development as assessed within the 2023 Landscape Sensitivity Assessment. However, due to the site's form and location, especially the moderate sensitivity of the northern part of the site, which is away from road frontage, the proposed development would be out of character and appearance with the immediate locality and neighbouring form, scale and site coverage of surrounding development.
Transport & Accessibility	Lower Dicker does not have a rail station. Berwick Station is 3.9 miles to the south and Polegate Station 4.7 miles to the south east. The site is within 15 minutes' walk to bus stops with differing routes providing very frequent connection to larger settlements (Hailsham, Eastbourne, Polegate, Lewes, Brighton and Tunbridge Wells). However, the site is located on the A22 Lower Dicker Road, in close proximity to the Boship Roundabout to the east. This junction has been highlighted as the busiest junction within the Wealden District, operating at/over capacity based on the updated County Wide Transport Modelling data available. Development would contribute to additional and potential significant trip generation to this already at capacity junction and the A22 road network that feed into it, which has not been shown possible to mitigate and absorb in the local highway network without adverse effect.
No Significant Impacts	
	The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Housing; Health & Wellbeing; Quality of Life & Place; Social Inclusion; Town & Village Centres**

PARISH: HEATHFIELD AND WALDRON

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	**Not assessed in SA Reg 18(1) and Reg18(2)**																				
1266/1630	Former Broad Oak Primary School, Scotsford Road, Broad Oak, Heathfield																				

COMMENTARY	
Site	Site is 0.54ha and is former primary school.
Parish / Settlement	Heathfield and Waldron / Broad Oak (Type 4 – Secondary Village)
Development Proposal	12 (net) dwellings
Summary of Assessment	The site is located in the centre of Broad Oak, to the north of the settlement between Street End Lane and Scotsford Road, which is considered a 'sustainable settlement' according to the Council's updated Sustainable Settlement Strategy (2026). The site lies within the High Weald National Landscape but is well integrated into the existing settlement as a brownfield land. The site proposes 12 (net) dwellings within the centre of the settlement, which would have a small but positive contribution towards meeting the Council's identified housing need and the vitality and viability of Broad Oak. The site would need some improved access (vehicular and pedestrian) and there may also need to be some localised off-site junction/highway improvements to cope with the additional traffic generated.
Mitigation Measures	• Not all mitigations measures have been identified at this stage • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	The site is well integrated into Broad Oak despite its location within the High Weald National Landscape. Planning permissions have been granted in the recent year to the north west of Street End Lane. There is the potential for cumulative impacts on the highway as well.
Select / Reject / Uncertain	**SELECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
		NONE
Minor Positive Impacts		
	Flood Risk	The site is not affected by fluvial and ground water flood risk, with some small areas of surface water flooding in the northern and central part of the site. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Soil, Land & Minerals	The site is brownfield land and therefore development at this location would result in the redevelopment of vacant land.
	Biodiversity	There are no designated sites near the site and it is not within a biodiversity opportunity area. There is no designated biodiversity sites or priority habitats within the site. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Housing	12 dwellings proposed which would make positive contribution to housing need, details needed on type/tenure of homes.
	Town & Village Centres	The site is centrally located within Broad Oak and would form infill development. The development will support the long-term vitality and viability of settlement.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Green & Blue Infrastructure	The site boundaries comprise hedgerows and mature trees which provide wildlife corridors and stepping stones to the wider countryside. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Transport & Accessibility	Whilst Broad Oak does not have a rail station, it has a regular bus service to Heathfield (4-min journey). The site is within 600m (10-min walk) of the nearest bus stops on the A265. The site would need to provide improved access (vehicular and pedestrian) and there may also need to be some localised off-site junction/highway improvements to cope with additional traffic generated.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative		
		NONE
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Pollution; Landscape & Townscape; Historical & Cultural Heritage; Health & Wellbeing; Economy & Employment; Education & Skills**

PARISH: HEATHFIELD AND WALDRON

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	**Not assessed in SA Reg 18(1) and Reg18(2)**																				
258/3200	Land on north side of Burwash Road, Heathfield																				

COMMENTARY	
Site	Site is 3.48ha and is
Parish / Settlement	Heathfield and Waldron / Heathfield (Type 1 Settlement – Town)
Development Proposal	15 (net) dwellings in the southernmost part of the site are assessed, as only part of the site is identified as Suitable via the SHELAA. The remainder of the site to the north is concluded as Unsuitable, thus does not form part of this assessment.
Summary of Assessment	The site is adjacent to the A265 on the northern edge of Heathfield, which is considered a sustainable settlement within the Council's settlement hierarchy. The site is assessed for the provision of 15 dwellings, which has potential to make a positive contribution to the district's identified need. The site is also at no risk of flooding and is well enclosed within the landscape, acting an infill on this road frontage section, somewhat limiting its visual impact / influence on the wider High Weald National Landscape. The site relates well to the settlement and is within proximity of services and facilities, whilst benefiting from good transport connection to the wider area, including via walking.
Mitigation Measures	• Not all mitigations measures have been identified at this stage • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	The site is well integrated into Broad Oak despite its location within the High Weald National Landscape. Planning permissions have been granted in the recent year to the north west of Street End Lane. There is the potential for cumulative impacts on the highway as well.
Select / Reject / Uncertain	**SELECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Flood Risk	The site is not affected by fluvial and ground water flood risk, with a small flowpath of surface water flooding in the northern part of the site away from those areas considered for allocation. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Minor Positive Impacts		
	Biodiversity	There are no designated sites near the site and it is not within a biodiversity opportunity area. There is no designated biodiversity sites or priority habitats within the site. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Transport & Accessibility	The site is within walking distance of several bus stops with regular services. The site is also within a short walking distance of the High Street with good footpath provision along the A265. The site is accessible on foot and by bus, but a new access is required that can provide for both vehicles and pedestrians.
	Housing	15 dwellings proposed which would make positive contribution to housing need, details needed on type/tenure of homes.
	Town & Village Centres	The site is centrally located adjacent to the Heathfield boundary. The development will support the long-term vitality and viability of settlement.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Green & Blue Infrastructure	The site boundaries comprise hedgerows and mature trees which provide wildlife corridors and stepping stones to the wider countryside. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Pollution	The site is within an area of Heathfield considered to be darker in CPRE's light pollution mapping and there is the potential for light pollution from development of this site.
	Landscape & Townscape	The site is within the High Wealden National Landscape and Heathfield assessment unit as part of the 2023 Landscape evidence, which is considered to the moderate to highly sensitive to small scale residential development. However, the front part of the site is relatively well enclosed and relates well to the linear forma of development along Burwash Road. A small infill of this road frontage could integrate with existing built form, and subject to appropriate mitigation and landscaping to the north, could preserve the HWNL.
	Historical & Cultural Heritage	The site is an area of archaeological interest due to its location on the historic Heathfield Ridgeway and would require carrying out appropriate surveys.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative		
		NONE
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Soil, Land &Minerals; Health & Wellbeing; Economy & Employment; Education & Skills**

PARISH: FRANT

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in SA Reg 18(1) and Reg 18(2)																				
1271/1750	Station Bridge Yard, Bayham Road																				

COMMENTARY	
Site	Site is 0.33ha and comprises a vacant piece of land to the north west of Bells Yew Green, along the B2169/Bayham Road.
Parish / Settlement	Frant / Bells Yew Green (Type 4 Settlement – Secondary village)
Development Proposal	Assessed for Employment only (1,300sqm), noting SHELAA assessment outcome that the site is unsuitable for residential development
Summary of Assessment	The site is to the northwest of Bells Yew Green, along the B2169 / Bayham Road (between the road and the railway line). The site is a vacant piece of land although not greenfield. Whilst the site is within the High Weald National Landscape and a rural location, it is previously developed land and therefore the redevelopment for further employment uses may not have a significant effect on the wider landscape, although this will depend to some degree on the design and layout of any scheme. Due to the location of the site within the High Weald National Landscape if development were to come forward, it would need to ensure the protection of the surrounding landscape designation. However, notwithstanding this the site is inaccessible by public / sustainable transport or walking and therefore does not align with the spatial strategy for the District.
Mitigation Measures	• Specific mitigation measures have not been identified at this stage. • The implementation of specific Local Plan policies in relation to Climate change adaptation and mitigation, Green & Blue Infrastructure, Biodiversity and Landscape and Townscape, could also help to mitigate impacts.
Cumulative Impacts	No adjacent sites have planning permission or are under construction. They are promoted through the SHELAA process for development and are assessed individually. Development of this site cumulatively with other sites in the area would need to consider their potential impact on the landscape and the highway capacity.
Select / Reject / Uncertain	**REJECT for Employment**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	NONE	
Minor Positive Impacts		
	Flood Risk	The site is not affected by fluvial and ground water flood risk, with a small isolated area of surface water flooding in the south eastern part of the site. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Biodiversity	There are no designated sites or habitats within the site. All development will need to provide a minimum of 10% BNG.
	Economy & Employment	The site is an existing employment site, and the proposal would provide additional floorspace, having a positive effect on the district's employment floorspace needs.
	Education & Skills	The proposed development is for employment use, and this could provide opportunities for training/skills-based learning, depending on the type of development that comes forward.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified
	Pollution	The site is within an area of the district considered to be darker in CPRE's light pollution mapping and due to the scale, but dependent on the type of employment use, development could have a negative impact. The site is also within a rural location and again, depending on the type of employment use that comes forward, noise from development could be an issue, albeit there are limited residential properties near the site. The site is, however, in existing commercial use.
	Green & Blue Infrastructure	The site boundaries comprise large, mature trees and hedgerows, contributing to the green infrastructure network in the area. Development should look to retain and protect the trees and hedgerows to maintain the green infrastructure network in the area.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC
	Landscape & Townscape	The site is within the High Weald National Landscape and an area considered to have high landscape sensitivity to development in the 2023 landscape evidence base, although the site itself is not assessed for its sensitivity at this time. However, given the existing commercial use on the site, redevelopment for commercial purposes may be suitable, although any development would need to take full account of and mitigate its impact on the wider landscape.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation
	Town & Village Centres	Whilst the site is technically within a short walk of the village, there is no pedestrian connectivity and therefore development will not support the vitality and viability of the village centre.
Major Negative		
	Transport & Accessibility	Access will need to be defined and tested based on any intensification of the established land use, however is already provided in some form. Notwithstanding, the site does not benefit from any accessibility by public transport or safe and convenient walking and cycling options, making it accessible by private car only. Although noting this is an employment use, the isolated and rural location limit accessible choices in this case.
No Significant Impacts		
		Owing to the size, type and location of development, the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Soil, Land & Minerals; Historic & Cultural Heritage; Housing; Health & Wellbeing; Quality of Life & Place; Social Inclusion**

PARISH: LONG MAN

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1) and Reg 18(2)																				
1277/1310	Natewood Farm, Polegate Road, Hailsham																				

COMMENTARY	
Site	Site is 16.41 (ha) and is an existing solar farm to the west of the A22
Parish / Settlement	Long Man/ Hailsham (Type 1 – Town)
Development Proposal	Employment use only - 75,000m2 (net) employment floorspace
Summary of Assessment	The site is formed of a solar farm on the western boundary of the A22 withdrawn from the road frontage between two large, sustainable towns, Hailsham and Polegate, in the south of the district. The site proposes 75,000sqm (net) employment floor space. The site is located in a rural location and is visually and functionally separated from Hailsham, Polegate and other settlements, but has transport options to access these settlements. The development of the site would result in the loss of a solar farm which would be replaced by new built form projecting further into the countryside and creating a significant combined mass outside a settlement. Although the site is enclosed by vegetation, it is surrounded by Ancient Woodland which could result in impacts on the existing vegetation within and surrounding the site.
Mitigation Measures	• Mitigation measures have not been identified at this stage • The proposed development could mitigate impacts by achieving suitable access from the A22 to all the necessary bus stops, and by improving pedestrian connectivity or controlled crossing on the A22 in close proximity to the site to enable access to the southbound bus stop. Development also needs to provide noise attenuation measures and a Landscape and Ecological Management Plan (LEMP) that accords with best practice standards and regulatory and legislative requirements to ensure the successful establishment, retention, restoration and enhancement of new and existing woodland, tree or hedgerow planting. The implementation of specific Local Plan policies in relation Climate change Adaptation and Mitigation, Natural Environment, Economy and Infrastructure could also help to mitigate impacts.
Cumulative Impacts	The site has no planning permission, however, the land directly adjacent to its south eastern boundary gained full planning permission for the demolition of existing farm buildings and the construction of a number of commercial and storage and distribution units under planning reference WD/2017/2261/MAJ, whilst employment development of significantly smaller scale is proposed immediately east of the site. There will need to be an assessment of cumulative impact of development on the A22, undertaken via County Wide transport modelling and site-specific assessments, as well as some further landscape considerations.
Select / Reject / Uncertain	**REJECT for Employment**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Economy & Employment	The proposed development is for 75,000sqm of employment floor space, which would provide support for Wealden businesses by stimulating the development of additional business units and offering employment opportunities, with positive impacts expected on the local economy.
	Education & Skills	The proposed development will support the workforce with their skills as well as offer opportunities for apprenticeships and vocational training.
Minor Positive Impacts		
	Flood Risk	The site lies wholly within Flood Zone 1 and is not at risk of ground water flooding. A very small area of the south west corner of the site is affected by surface water flooding although it would have a marginal impact on the developable area without interfering with the existing access of the site. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Water resources and quality	Wealden is in an area of serious water stress and development of this scale may have an impact on water resources; therefore, further details are required.
	Biodiversity	The site does not contain ancient woodland or any designated sites but it surrounded by Ancient Woodland and deciduous woodland priority habitat. Suitable buffers would be required to protect the woodland from any development impacts. The site is entirely within the Wilmington Woodlands and Watershed BOA. The development is required to provide at least 10% BNG in accordance with the Environment Act 2021. Impacts uncertain as this is dependent upon how the proposed employment development will be implemented.
	Digital Infrastructure	Only 47% of all premises (residential and business) in the district are covered by at least one broadband operator for a fixed download speed.
	Transport & Accessibility	Access to the site is from the existing layby off the A22 in the southeast corner of the site. There is a footpath connection to the nearest bus stop at the Woodside Hall (450 metres) to the north of the site, with buses available at multiple points every day heading in a northern direction. To access buses to the south, services go via Hailsham, or the A22 would need to be crossed, which gives more limited onward travel in this direction and would be unsuitable for a development of this scale and the likely workforce that needs to access the site in a ore sustainable way Polegate station is approx. 1.6 miles south of the site and is accessed via private motor vehicle. Therefore, overall, whilst the site is semi accessible, has a footpath that connects to bus stop and additional bus services have been added to A22, there are insufficient details of how modal shift and sustainable transport options could be improved to allow connection in both directions of the site. This would be necessary for the significant scale of development proposed
	Town and Village centres	The site sits between the two large towns, Hailsham and Polegate, which have an array of services and facilities, but is functionally separated from them. Impacts on both Hailsham and Polegate town centres are considered to be uncertain at this stage.
	Soil, Land & Mineral	Site has not been classified within the Agricultural Land Classification survey, thus impacts are uncertain at this stage.
Minor Negative Impacts		
	Waste	Development will result in an increase in waste in both construction and operation.
	Pollution	Site is classed as being on the fringe of darker areas in CPREs light pollution mapping, so its development could introduce more light to the area, although impact is limited by adjacent developments/uses. The site's rural location would encourage the use of motorised forms of transport during construction and operation, which is likely to increase air and noise pollution.
	Green and Blue Infrastructure	The site has various hedgerows with sparse trees along the boundaries and across the site, providing stepping stones into the wider Ancient Woodland bordering most of the site. Development at this location could directly impact on the ecological network at this location contravening with the existing tranquillity of the site. Impacts uncertain as this is dependent upon how the proposed employment development will be implemented.
	Landscape and Townscape	The site is within the Hailsham West Assessment Unit in the 2023 landscape evidence base which is considered to have moderate to high sensitivity to commercial and industrial development. The extensive woodlands, particularly Wilmington Wood / Abbot's Wood are highly sensitive to all development types. Ancient woodlands are a particularly sensitive feature of this assessment unit. Development at this location would project a lot more into the countryside due to the proposed scale of development compared to the smaller scale scheme proposed in the neighbouring field. The development needs to ensure protection of the existing vegetation within and surrounding the site to retain the enclosed character and historic field pattern of the site.
Major Negative		
	Climate Change Mitigation	Development will result in an increase in gashouse gas emissions in both construction and operation. The development would result in the loss of a solar farm. Although the consent for this solar farm would expire in February 2040, the solar farm will exist for the major part of the plan.
No Significant Impacts		
		Owing to the type and location of development, the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Historic & Cultural Heritage, Housing and Health & Wellbeing, Quality of Life & Place and Social Inclusion**

PARISH: HERSTMONCEUX

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	SA Reg 18(1) Results																				
REJECT	SA Reg 18(1) Results																				
081/2090	Land to north of James Avenue, Herstmonceux																				

COMMENTARY	
Site	Site is 1.21 (ha) and is greenfield agricultural land located on the northwestern edge of Herstmonceux and to the north of West End and James Avenue.
Parish / Settlement	Herstmonceux / Herstmonceux (Type 4 – Secondary Village)
Development Proposal	10 (net) dwellings
Summary of Assessment	Land to north of James Avenue is comprised of agricultural land located on the northwestern edge of Herstmonceux and to the north of West End and James Avenue. The site is greenfield and is situated in a semi-rural location in Herstmonceux, which is considered a 'sustainable settlement' according to the settlement hierarchy, albeit the site lies outside of the current settlement boundary. The is considered for the provision of 10 (net) dwellings, which has potential to contribute positively to the District's identified housing need. It is noted that part of the site (the southern portion) was granted planning permission (under reserved matters) in 2021 for 4 (net) dwellings under planning reference WD/2019/0543/MRM), but the scheme has not commenced, and the planning permission has expired. Access is proposed via James Avenue, and this new vehicular access would need to be reviewed in detail. Improvements associated with other nearby schemes should be considered as part of any proposals for the site. The 2026 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to residential development. The far northern and northeastern portions of the site is located within the High Weald National Landscape and is more exposed within the landscape and therefore more visually and physically related to the National Landscape that surrounds Windmill Hill to the north, where development should be avoided to limit impact.
Mitigation Measures	• Specific mitigation measures have not been identified at this stage • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts • Focus development in the south of the site, so as to better relate to the existing adjacent settlement edge and to avoid the perception of development extending onto lower-lying ground to the north-east, and keeping development outside of the AONB
Cumulative Impacts	The site does not currently benefit from planning permission or any application for development. However, it is noted that part of the site (the southern portion) was granted planning permission (under reserved matters) in 2021 for 4 dwellings under planning reference WD/2019/0543/MRM. Herstmonceux is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development within the settlement. It is, therefore, acknowledged that the development of this site in combination with the development of other neighbouring SHELAA Sites (**553/2090, 582/2090 and 610/2090**), residential development to the south and east of the site, will result in pressures on highway network, other built and natural infrastructure and the natural environment.
Select / Reject / Uncertain	**SELECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Flood Risk	The site is not affected by pluvial, fluvial and ground water flood risk. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Minor Positive Impacts		
	Biodiversity	There are no designations within the site or in proximity to the site. The site does not lie within a BOA. There are no priority habitats within the site or in proximity to the site. Nonetheless, the development could lead to loss of wildlife corridors. Development of the site requires at least 10% BNG in accordance with the Environment Act 2021.
	Transport & Accessibility	The site is accessible by bus and on foot. Access is proposed directly onto James Avenue which benefit from footway on both sides and would allow walking into the village centre which host some day-to-day services and a primary school. The nearest bus stop, the Brewers Arms bus stop, is located 450m south east of the site. Polegate Station is the nearest train station and is 12.2km south of the site This is a significant distance from the site and would largely rely on the use of private car to access services and facilities. The 21AV (Cuckoo Trail) Cycle Route runs north-south through Hailsham, approx. 6.3km west of the site. Footpath HER/21/1 runs north-south along the eastern boundary of the site and footpath HER/58/1 runs north-south immediately to the west of the site.
	Housing	The 10 (net) dwellings proposed would make a small but positive contribution to the district's housing need. Details needed on type/tenure of homes.
	Town & Village Centre	Site is located centrally within Herstmonceux and will support the long-term vitality and viability of services within the settlement.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Soil, Land & Minerals	The site is greenfield agricultural land but is not classified under the Agricultural Land Classification system. The site is not safeguarded for minerals or waste operations.
	Green & Blue Infrastructure	There are significant trees and hedgerows located along the site boundaries, which provides excellent wildlife corridors and steppingstones to the wider area, contributing to the green infrastructure network within the area. The eastern and southern boundaries of the site are formed of trees and hedgerows. A small collection of trees lie to the southwest of the site. Development of the site would need to seek to retain and enhance the existing hedgerows and hedgerow trees on the boundaries to maintain and enhance the green infrastructure network. Also, the development of the site requires at least 10% BNG in accordance with the Environment Act 2021.
	Landscape & Townscape	The 2026 Landscape and Visual Appraisal considers the site to be of moderate sensitivity to residential development as it is relatively flat, does not contain any heritage features, is bounded by wooden fencing for horse paddocks, and is influenced by the proximity of the settlement edge (defined by garden fences). However, the mature hedgerow and hedgerow trees along the north-eastern boundary increase sensitivity and the site is also overlooked and seen clearly in views from adjacent properties and by users of the public rights of way which run along the north-western and north-eastern boundaries of the site. The 2026 appraisal considers the site to have a moderate expression of the core components of character of the High Weald National Landscape and that development would have a moderate impact on them. The principle of development has been accepted on parts of the site previously and whilst the overall impact remains uncertain until a detailed scheme is proposed, a suitable development on the least sensitive part of the site to the south could provide adequate mitigation.
	Historic and Cultural Heritage	Two Grade II Listed Buildings (Meadow Cottage and Appleshaw) lie to the south of the site, adjacent the current vehicular access of the site onto West End (Road), and their setting would potentially be impacted by the development of the site. An alternative access has however been identified onto James Avenue, which should mitigate any impacts. An Archaeological Notification Area (ANA) (Gardner Street) also lies adjacent the southern boundary of the site. Therefore, further investigation is required to assess whether there are archaeological remains on the site, given the presence of an ANA.
	Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	All development will result in an increase in greenhouse gas emissions, although the application of Local Plan policies should mitigate any negative impact
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative		
		NONE
No Significant Impacts		
		Owing to the type and location of development, the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources, Pollution, Historic & Cultural Heritage, Health & Wellbeing; Economy & Employment; Education & Skills.**

PARISH: LAUGHTON

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in SA Reg 18(1) and Reg 18(2)																				
1225/3060	Briars, Church Lane, Laughton																				

COMMENTARY	
Site	Site is 1.29ha and comprises of grazing land.
Parish / Settlement	Laughton / Laughton (Type 4 Settlement – Secondary village)
Development Proposal	5 (net) dwellings proposed. SHELAA concludes that development is only suitable on parts of the site, thus assessment undertaken on this basis.
Summary of Assessment	The site is located to the south of the centre of Laughton, which is considered a 'sustainable settlement' according to the Council's Sustainable Settlement Strategy (2026). The site is assessed for the provision of 5 dwellings which would make a positive contribution to the district's identified housing need. The site is in a relatively sustainable location and is relatively close to services and facilities in Laughton including public transport. The site benefits from an existing footpath on the opposite side of Church Lane, albeit it is noted that the width can vary. Small-scale, low-density development to the northern part of the site would not be at odds with the existing settlement pattern here whilst addressing the matters which resulted in the recent refusal for the provision of 7 dwellings on the site under planning application WD/2025/2473/PIP..
Mitigation Measures	• Not all mitigations measures have been identified at this stage • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	No adjacent sites have planning permission or are under construction. They are promoted through the SHELAA process for development and are assessed individually. Development of this site cumulatively with other sites in the area would need to consider their potential impact on the landscape and the highway capacity.
Select / Reject / Uncertain	**SELECT (in part) for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
		NONE
Minor Positive Impacts		
	Flood Risk	The site is not at risk of groundwater and fluvial flooding, but is affected by surface water flooding which significantly limits the developable area, meaning development tis only suitable on certain parts of the site, reducing yield possible. The site spreads along Church Land and only a pocket of development is proposed in the north west part of the site, away from those flowpath areas. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Biodiversity	There are no designated biodiversity sites within the site or in close proximity. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Transport & Accessibility	Laughton does not have a rail station. Glynde and Berwick station are 5.1 and 5.7 miles to the south. The site is within 5 minutes' walk from bus stops with a very frequent services to larger settlements (Brighton, Lewes, Hailsham, Eastbourne). The site benefits from an existing access onto Church Lane which will need some improvements. Safety measures may also need to be considered. The site is within walking distance of the primary school to the south and Laughton to the north although with limited width via existing footways.
	Housing	The development would deliver 5 (net) dwellings on the developable area of the site, and this would contribute to the district's identified housing need.
	Town & Village Centres	The site is relatively central within Laughton which will be supporting the vitality and viability of the village centre.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Green & Blue Infrastructure	There are mature trees along the site boundaries, which any development should seek to retain to maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Landscape & Townscape	The site sits within the Laughton assessment unit which has moderate sensitivity to small scale residential development. The ecologically valued woodlands and grasslands; historic field patterns with mature shaws and intact hedgerows; rural character; and rural setting provided to Laughton increase the assessment unit's sensitivity to development. However, the low-lying landform; limited historic features; undefined settlement edges and enclosed character all reduce sensitivity; although larger buildings could be more visible in the wider landscape. Small development immediately adjacent of the existing settlement is unlikely to result in significant impacts.
	Historic & Cultural Heritage	Coopers is a Grade II listed building and is located to the north of the site; therefore, any development would need to consider the setting of this listed building. Noting the contribution this undeveloped parcel of land makes to the setting of this heritage asset, this may again reduce the developable area of the site and yield possible,m enabling development to the south only.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life	Further details required
	Social Inclusion	Further details required
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative		
		NONE
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Soil, Land & Minerals; Pollution; Health & Wellbeing; Economy & Employment; Education & Skil**

PARISH: NINFIELD

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed at SA Reg 18(1) and Reg 18(2)																				
983/1630	Land at The Croft, Ninfield Road, Lundsford's Cross																				

COMMENTARY	
Site	The site is 3.78ha and agricultural land with one residential dwelling.
Parish / Settlement	Ninfield / Lunsford Cross (Unidentified in Settlement Hierarchy)
Development Proposal	30 (net) dwellings
Summary of Assessment	The site is located at Lunsford Cross which his not identified as a sustainable settlement within the Council settlement hierarchy. It however sits immediately north of Bexhill which is a major settlement and will benefit from significant growth as part of the Rother Local Plan. The site could provide 30 (net) dwellings and would contribute positively towards the district's identified need. The site reads isolate in the wider countryside and would require significant transport improvement including in relation to pedestrian and cycle connectivity to achieve sustainable development which a development of this scale is unlikely to achieve as a standalone site.
Mitigation Measures	Not all mitigation measures have been identified at this stage All development within the hydrological catchment of the Pevensey Levels SAC will be required to provide at least 3 levels of SuDS treatment. The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	The development will need to take into consideration the proposals at North Bexhill Growth Area to ensure that suitable mitigation measures are identified in relation to landscape, transport and the provision of facilities and services, such as education and health, in consultation with both Wealden and Rother District Councils.
Selection / Rejection / Uncertain	**REJECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Flood risk	The site is not affected by fluvial, pluvial and ground water flood risk. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Minor Positive Impacts		
	Housing	The development would deliver 30 (net) dwellings on the site if delivered as proposed, and this would contribute to the district's identified housing need. Due to the size of the site and lack of any scheme detail, the type and tenure of housing is unclear currently.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Pollution	Development of the site could introduce more light pollution in the area, which is classed as being on the fringe of a darker area in the CPRE's light pollution mapping. In addition, the site is neighbouring a wastewater treatment which may impact the developable area to allow for suitable mitigations in relation to odour. small offset may be required, but given the scale and type of the waste water treatment plant, it is not anticipated that this will have a major impact on the site's capacity in terms of overall dwelling numbers.
	Green & Blue Infrastructure	There are hedgerows and mature trees along the site boundaries, which provide wildlife corridors and stepping stones to the wider countryside. Any development should seek to retain to maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Biodiversity	The site is within the Pevensey & Cuckmere Valley Link Biodiversity Opportunity Area and is located within the hydrological catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will need to be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and the biodiversity of the Levels.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
	Town & Village Centre	The site is on the periphery of Bexhill, which is some distance away on foot although the regular bus services would facilitate journeys into town. Considering the quantum of development considered, impacts on the vitality and viability of the town centre is uncertain
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Soil, Land & Minerals	The site is greenfield land with the majority of the site being Grade 3a agricultural land and development would therefore result in the loss of some of the best and most versatile agricultural land.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Landscape & Townscape	The site is detached from any settlement and would therefore sit out of character within the wider landscape if delivered in isolation.
Major Negative		
	Transport & Accessibility	The site is detached from any settlement and over 500 m from a bus stop with no foot path to access it. Accessing alternative modes of transport would on this basis be reliant on the use of private vehicle. As a standalone site, the development would not be of sufficient scale to secure the strategic transport improvements, pedestrian and cycle connections, public transport enhancements and access infrastructure that could potentially be delivered through the wider redevelopment. Consequently, connectivity and accessibility issues are more difficult to address in isolation.
No Significant Impacts		
		Owing to the type and location of development, the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water resources, Historic & Cultural Heritage, Health & Wellbeing; Economy & Employment and Education & Skills.**

PARISH: NINFIELD

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed at SA Reg 18(1) and Reg 18(2)																				
1288/1630	Land on the South West side of Ninfield Road, Bexhill on Sea																				

COMMENTARY	
Site	The site is 10.97ha and is agricultural grazing land to the north west of Bexhill
Parish / Settlement	Ninfield / Lunsford Cross (Unidentified in Settlement Hierarchy)
Development Proposal	190 (net) dwellings
Summary of Assessment	The site is located at Lunsford Cross which his not identified as a sustainable settlement within the Council settlement hierarchy. It however sits immediately north of Bexhill which is a major settlement and will benefit from significant growth as part of the Rother Local Plan. The site could provide 190 (net) dwellings and would make a significant contribution towards the district's identified need. The site would require significant transport improvement including in relation to pedestrian and cycle connectivity as well as the corresponding infrastructure to achieve sustainable development which a development of this scale is unlikely to achieve as a standalone site. In addition, the site is detached from the neighbouring settlement and would read at odds within the wider countryside. A comprehensive development alongside other parcels would appropriately address this matter.
Mitigation Measures	Not all mitigation measures have been identified at this stage All development within the hydrological catchment of the Pevensey Levels SAC will be required to provide at least 3 levels of SuDS treatment. The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	The development will need to take into consideration the proposals at North Bexhill Growth Area to ensure that suitable mitigation measures are identified in relation to landscape, transport and the provision of facilities and services, such as education and health, in consultation with both Wealden and Rother District Councils.
Selection / Rejection / Uncertain	**REJECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	The development would deliver 190 (net) dwellings on the developable area of the site, and this would contribute to the district's identified housing need. In addition, due to the size of the developable area of the site, the development could accommodate an appropriate mix of types and tenure, including affordable housing, meeting specific housing needs of the local population as well as making a positive contribution to meeting the district's overall housing need.
Minor Positive Impacts		
	Flood risk	The site is not affected by fluvial and ground water flood risk. Howeverm some surface water flow path cross the site isolating the southern parcel of the site which may impact on the developable area. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Water Resources	Wealden is in an area of serious water stress and development of this scale may have an impact on water resources.
	Green & Blue Infrastructure	There are hedgerows and mature trees along the site boundaries, which provide wildlife corridors and stepping stones to the wider countryside. Any development should seek to retain to maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Biodiversity	The site is within the Pevensey & Cuckmere Valley Link Biodiversity Opportunity Area and is located within the hydrological catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will need to be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and the biodiversity of the Levels.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
	Town & Village Centre	The site is on the periphery of Bexhill, which is some distance away on foot although the regular bus services would facilitate journeys into town. Considering the quantum of development considered, impacts on the vitality and viability of the town centre is uncertain Minor neg – significant scale, but not enough to deliver improvements to connectivity
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Soil, Land & Minerals	The site is greenfield land with the majority of the site being Grade 3a agricultural land and development would therefore result in the loss of some of the best and most versatile agricultural land.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Pollution	The northern parcel of the site is within a brighter area on relation to night light, likely due to the proximity with the neighbouring waste water treatment to the east which may also reduce the developable area due to odour, whereas the southern parcel of the site is classed as being on the fringe of a darker area in the CPRE's light pollution mapping. Development of the site could introduce more light pollution in the area. The East Stream is running along the southern boundary of the site, with tributaries running along the western boundary, and is classified by the Environment Agency as being in a poor ecological status. Development of the site could exacerbate its ecological status through potential pollution, directly or indirectly through surface water runoff and discharge.
	Landscape & Townscape	The site is detached from any settlement and would therefore sit out of character within the wider landscape if delivered in isolation.
Major Negative		
	Transport & Accessibility	The site is detached from any settlement and over 500 m from a bus stop with no foot path to access it. Accessing alternative modes of transport would on this basis be reliant on the use of private vehicle. As a standalone site, the development would not be of sufficient scale to secure the strategic transport improvements, pedestrian and cycle connections, public transport enhancements and access infrastructure that could potentially be delivered through the wider redevelopment. Consequently, connectivity and accessibility issues are more difficult to address in isolation.
No Significant Impacts		
		Owing to the type and location of development, the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Historic & Cultural Heritage, Health & Wellbeing; Economy & Employment and Education & Skills.**

PARISH: NINFIELD

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed at SA Reg 18(1) and Reg 18 (2)																				
1292/1630	Lunsford Cross Farm, Ninfield Road, Bexhill on Sea																				

COMMENTARY	
Site	The site is 5.25ha and farm land including some farm buildings and hardstanding
Parish / Settlement	Ninfield / Lunsford Cross (Unidentified in Settlement Hierarchy)
Development Proposal	60 (net) dwellings
Summary of Assessment	The site is located at Lunsford Cross which his not identified as a sustainable settlement within the Council settlement hierarchy. It however sits immediately north of Bexhill which is a major settlement and will benefit from significant growth as part of the Rother Local Plan. The site could provide 60 (net) dwellings and would make a significant contribution towards the district's identified need. The site would require significant transport improvement including in relation to pedestrian and cycle connectivity as well as the corresponding infrastructure to achieve sustainable development which a development of this scale is unlikely to achieve as a standalone site.
Mitigation Measures	Not all mitigations measures have been identified at this stage All development within the hydrological catchment of the Pevensey Levels SAC will be required to provide at least 3 levels of SuDS treatment. The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	The development will need to take into consideration the proposals at North Bexhill Growth Area to ensure that suitable mitigation measures are identified in relation to landscape, transport and the provision of facilities and services, such as education and health, in consultation with both Wealden and Rother District Councils.
Selection / Rejection / Uncertain	**REJECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	The development would deliver 60 (net) dwellings on the developable area of the site, and this would contribute to the district's identified housing need. In addition, due to the size of the developable area of the site, the development could accommodate an appropriate mix of types and tenure, including affordable housing, meeting specific housing needs of the local population as well as making a positive contribution to meeting the district's overall housing need.
Minor Positive Impacts		
	Flood risk	The site is not affected by fluvial and ground water flood risk. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Water Resources	Wealden is in an area of serious water stress and development of this scale may have an impact on water resources.
	Pollution	Development of the site could introduce more light pollution in the area, which is classed as being on the fringe of a darker area in the CPRE's light pollution mapping. The East Stream is running along the southern boundary of the site and is classified by the Environment Agency as being in a poor ecological status. Development of the site could exacerbate its ecological status through potential pollution, directly or indirectly through surface water runoff and discharge. Significant development is however accounted for in Rother District to the south of the site, which is likely to introduce significant changes ahead of the site coming forward hence the uncertain assessment.
	Green & Blue Infrastructure	There are hedgerows and mature trees along the site boundaries, which provide wildlife corridors and stepping stones to the wider countryside. Any development should seek to retain to maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Biodiversity	The site is within the Pevensey & Cuckmere Valley Link Biodiversity Opportunity Area and is located within the hydrological catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will need to be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and the biodiversity of the Levels.
	Landscape & Townscape	The site is currently detached from any settlement and would therefore sit out of character within the wider landscape. Significant growth is planned to the south of the site in Rother District which is likely to reduce sensitivity at this location for such scale of development.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
	Town & Village Centre	The site is on the periphery of Bexhill, which is some distance away on foot although the regular bus services would facilitate journeys into town. Considering the quantum of development considered, impacts on the vitality and viability of the town centre is uncertain
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Soil, Land & Minerals	The site is greenfield land with the majority of the site being Grade 3a agricultural land and development would therefore result in the loss of some of the best and most versatile agricultural land.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative		
	Transport & Accessibility	The site is detached from any settlement and over 500 m from a bus stop with no foot path to access it, although significant development is planned over the border with Rother District. Accessing alternative modes of transport would on this basis be reliant on the use of private vehicle. As a standalone site, the development would not be of sufficient scale to secure the strategic transport improvements, pedestrian and cycle connections, public transport enhancements and access infrastructure that could potentially be delivered through the wider redevelopment. Consequently, connectivity and accessibility issues are more difficult to address in isolation.
No Significant Impacts		
		Owing to the type and location of development, the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Historic & Cultural Heritage, Health & Wellbeing; Economy & Employment and Education & Skills.**

PARISH: WESTHAM

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in SA Reg 18(1) and Reg 18(2)																				
1216/3360	Land to south of Peelings Lane, Westham																				

COMMENTARY	
Site	The site is 4.13ha and is currently pasture.
Parish / Settlement	Westham / Stone Cross (Type 2 – Settlement that geographically relate to a regional centre out of Wealden District)
Development Proposal	68 (net) dwellings
Summary of Assessment	The site is located on the edge of both Stone Cross and Westham which are both considered to be sustainable settlements within the Council's settlement hierarchy. The site is promoted for the provision of the 68 dwellings which has the potential to make a contribution to the District's identified need. The site is near the centre of the settlement and relates well to the existing settlement. A proposed access has been identified for the site via the development to the south to link to Rattle Road, however, fluvial flood risk precludes the provision of safe access at all times resulting the site being unsuitable for residential development. In addition, the development of the site will result in the loss of a parcel of greenfield land which includes some of the best and most versatile agricultural land (Grade 3a), as well as likely tree loss.
Mitigation Measures	Not all mitigations measures have been identified at this stage All development within the hydrological catchment of the Pevensey Levels SAC will be required to provide at least 3 levels of SuDS treatment The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	The site does not currently benefit from planning permission nor any application for development. Stone Cross is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Stone Cross lies in very close proximity to Eastbourne. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Select / Reject / Uncertain	**Reject for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	The development would deliver 68 (net) dwellings on the developable area of the site, and this would contribute to the district's identified housing need. In addition, due to the size of the developable area of the site, the development could accommodate an appropriate mix of types and tenure, including affordable housing, meeting specific housing needs of the local population as well as making a positive contribution to meeting the district's overall housing need.
Minor Positive Impacts		
	Town & Village Centres	The site is on the edge of Stone Cross with reasonably good access, which will support long-term vitality and viability of settlements.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Water Resources	Wealden is in an area of serious water stress and development of this scale may have an impact on water resources.
	Historic & Cultural Heritage	The site falls within an Archaeological Notification Area and therefor further investigation works will be required to support any development proposal.
	Biodiversity	There are no biodiversity designations within the site however the central part of the site is Priority Habitat coastal and floodplain grazing marsh which aligns with the fluvial flood risk on the site. A suitable buffer would be required to protect it. The site is located within the hydrological catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will need to be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and the biodiversity of the Levels. All development will need to provide a minimum of 10% BNG
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Transport & Accessibility	The site is on the edge of Stone Cross with the closet train station being Pevensey and Westham about 1 miles away from the site, which would more likely be accessed via private vehicle or the use of public transport. The site is within 300m of a bus stop with frequent services to neighbouring settlements. Access is proposed to link the site to Rattle Road via the recently developed to the immediately south of the site. The site would need to provide improved access (vehicular and pedestrian) and there may also need to be some localised off-site junction/highway improvements to cope with additional traffic generated.
	Quality of Life	Further details required
	Social Inclusion	Further details required
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Soil, Land & Minerals	The site is greenfield land with the majority of the site being Grade 3a agricultural land and development would therefore result in the loss of some of the best and most versatile agricultural land.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Pollution	The Rattle Stream crosses site which is within the catchment of the Langney Sewer at Eastbourne which is classified by the Environment Agency as being in a poor ecological status. Development of the site could exacerbate its ecological status through potential pollution, directly or indirectly through surface water runoff and discharge.
	Green & Blue Infrastructure	There are thick hedgerows and mature trees along the site boundaries, which provide wildlife corridors and stepping stones to the wider countryside. Any development should seek to retain to maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme, however the proposed layout submitted to link with Rattle Road via the development recently completed to the south would require the removal of those to allow the provision of an access
Major Negative		
	Flooding	The central part of the northern parcel of the site is within Flood Zone 2 and 3 which continues into the majority of the southern parcel. Surface water flooding broadly overlaps with the flood zones whilst expanding in the southern part of the northern parcel. Overall flood risk largely reduces the developable area which has been reflected in the proposed quantum for the site. However, it also affects the proposed main access to the site which would preclude safe access to the proposed development at all times.
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Landscape & Townscape; Health & Wellbeing; Economy & Employment; Education & Skil**

PARISH: ARLINGTON

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in SA Reg 18(1) and Reg 18(2)																				
603/3300	Land off Michelham Priory Road, Upper Dicker																				

COMMENTARY	
Site	Site is 1.68ha and is under used open sport area
Parish / Settlement	Arlington / Upper Dicker (Type 5 – Neighbourhood settlement)
Development Proposal	14 (net) dwellings
Summary of Assessment	The site is located to the south of Upper Dicker, which is classed as an unsustainable settlement due to its lack of services and facilities, and limited public transport options. The site proposes the provision of 14 dwellings close to the centre, which would contribute to meeting the district housing need and have a positive impact on the viability and viability of the settlement. It is considered that the majority of issues identified are likely to be addressed by measures required in the planning policies, bearing in mind that the site was previously subject to planning permission although it was not implemented and lapsed. Notwithstanding the above, the site is within an unsustainable location and would not accord with the spatial strategy for the district.
Mitigation Measures	• Not all mitigations measures have been identified at this stage • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	Upper Dicker is a settlement with limited services and facilities. Other sites are put forward for development near the site and across the wider area which may have cumulative impacts on the settlement or the wider area. Together with other land within the area, further work will be needed to understand the impacts on the transport network (through a county-wide model) and other infrastructure such as education, health services and community facilities.
Select / Reject / Uncertain	**REJECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Flood Risk	The site is not affected by fluvial, pluvial and ground water flood risk. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Minor Positive Impacts		
	Biodiversity	There are no designated sites near the site and it is not within a biodiversity opportunity area. There is no designated biodiversity sites or priority habitats within the site. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Housing	14 dwellings proposed which would make positive contribution to housing need, details needed on type/tenure of homes.
	Town & Village Centres	The site is centrally located which will support long-term vitality and viability of settlements.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Green & Blue Infrastructure	The site boundaries comprise significant hedgerows and mature trees which provide wildlife corridors and stepping stones to the wider countryside. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Transport & Accessibility	Upper Dicker does not have a rail station. Berwick Station is 2.7 miles to the south, although the only reasonable access to the station is via motor vehicle. Site within 5 minutes of bus stops, which provides some services to Hailsham. Access is proposed along Michelham Priory Road, which benefits from existing pedestrian connectivity to the bus stops.
Major Negative		
		NONE
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Pollution; Landscape & Townscape; Historical & Cultural Heritage; Health & Wellbeing; Economy & Employment; Education & Skills**

PARISH: Berwick		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Welbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	**Address**																				
SELECT	**SA Reg 18(1) Results**																				
SELECT	**SA Reg 18(2) Results**																				
617/1780	Land north of Recreation Ground, Station Road, Berwick Station																				

COMMENTARY	
Site	Site is 2.71 (ha) and consisted of agricultural land.
Parish / Settlement	Berwick / Berwick Station (Type 4 – Secondary Village)
Development Proposal	45 (net) dwellings The site was proposed for allocation for 10 and then 30 dwellings in previous iterations of the emerging Local Plan (BE1 under policy SA1 of the draft Local Plan and Focused Local Plan). This assessment is testing whether the site can accommodate additional capacity.
Summary of Assessment	The site is located on the periphery of Berwick Station, which is a sustainable settlement and has access to sustainable modes of transport, although improvements to pedestrian access will be required. The site is assessed for the provision of 45 dwellings which would make a positive contribution to the district's identified housing need. Parts of the site lie beyond the existing line of built-up development along Station Road, so does not conform with existing linear settlement pattern. However, it is noteworthy that the settlement itself may start to differ in layout, pattern and urban grain following a recent grant of planning permission for residential development on land north of the railway line at Station Farm. In addition, the site is well contained to the west with substantial tree lined boundary. The landscape impacts of development of the site would need further consideration and to be mitigated by the existing trees and hedgerows along the site boundaries, but an increased capacity at this location could be supported in principle.
Mitigation Measures	• Specific mitigation measures have not been identified or detailed at this stage. • The proposed development could mitigate impacts by achieving a suitable access. The implementation of specific Local Plan policies in relation to Historic Environment, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts.
Cumulative Impacts	Berwick Station is classified as a sustainable settlement. Planning permission was granted (WD/2016/1659/MAJ) for residential and employment development on land north of the railway line at Station Farm (part of SHELAA site 822/1780). Cumulative impacts may arise from neighbouring and nearby SHELAA Sites 616/1780, 619/1780 and 331/1780 with regard to traffic generation and landscape/townscape impacts.
Selection / Rejection / Uncertain	**SELECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
		NONE
Minor Positive Impacts		
	Biodiversity	There are no designated sites near the site and it is not within a biodiversity opportunity area. There is no designated biodiversity sites or priority habitats within the site. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Transport & Accessibility	The site is within 5-minutes' walk of a bus stop to the south, although there is no pavement, with limited bus services to Eastbourne and other settlements such as Lewes and Polegate. The site is within walking distance to Berwick Rail Station. The site is within walking distance to services on Berwick Station. Development would require a new vehicular access from Station Road.
	Housing	The 45 dwellings proposed would make a positive contribution to housing need. Details needed on type/tenure of homes.
	Town & Village Centre	The site is located at the northern fringe of Berwick Station and will support the long-term vitality and viability of services within the settlement.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Flood Risk	The site is not affected by fluvial and ground water risk of flooding, but the northern part of the site is affected by surface water flood risk. The application of a sequential approach to the location of development alongside the provision of appropriate measures such as SuDS should allow the delivery of the proposed development. The impacts of the proposed development will remain uncertain until further information is submitted.
	Green & Blue Infrastructure	There are mature hedgerows and hedgerow trees on site boundaries, which provides excellent wildlife corridors and contribute to the green infrastructure network within the area. Development of the site would need to retain and enhance the existing hedgerows and hedgerow trees on the boundaries to maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Townscape & Landscape	The site is located at the northern fringe of the settlement. The settlement itself may differ in layout, pattern and urban grain following a recent grant of planning permission for residential development to the north of the railway line. A linear form of development solely to the eastern part of the site alongside the roadside would retain the existing layout and pattern of development. Development to the west may be contained by site features and create a development adjoining the Recreation Ground alongside other development in the area. Further landscape work is needed to consider whether enhancing the site boundaries would mitigate impacts on the landscape north of Berwick Station and views from the SDNP.
	Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development with result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in increased waste in both construction and operation.
Major Negative		
		NONE
No Significant Impacts		
		Owing to the size of the development the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Soil, Land & Minerals; Pollution; Historic & Cultural Heritage; Health & Wellbeing; Economy & Employment; Education and Skills.**

REASSESSMENT OF UNCERTAIN SITES FROM REGULATION 18(2)

PARISH: ARLINGTON		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	**Address**																				
REJECT	**SA Reg 18(1) Results**																				
	SA Reg 18(2) Results																				
805/1310	Land north west of Hempstead Lane, Hailsham																				

COMMENTARY	
Site	Site is 56.60ha and comprises of agricultural farmland.
Parish / Settlement	Arlington / Hailsham (Type 1 – Town)
Development Proposal	Mixed use development to include residential, employment and retail use supported by green infrastructure
Summary of Assessment	The site is located to the west of Hailsham on the opposite side of the A22. The proposal would make a significant contribution to the Council's housing need and include the provision of a mix of type and tenure in line with the local housing assessment. As well as provide jobs for the construction period and beyond with the provision of employment floorspace. The majority of the site is not affected by pluvial and fluvial flood risk however there is uncertainty in relation to groundwater water flooding which would need to be further investigated. The site is detached from Hailsham by the A22 and is therefore isolated from local services, facilities and public transport. However, the scale of the proposed development means that provision of, or contributions to, sustainable travel such as buses may be likely. The proposed development is also for retail and employment uses, meaning residents would not necessarily have to access Hailsham to meet their day-to-day need. The submission by the land promoter to-date is lacking detail in relation to the creation of vehicular and pedestrian access, causing separation from the settlement of Hailsham and inability to meet all day to day needs. Transport modeling also show adverse effects on the busiest road junction in the District. Development at this location is likely to have negative impact on the wider landscape due to the rural nature of the site and intervisibility with the South Downs National Park.
Mitigation Measures	• Not all mitigations measures have been identified at this stage • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	There are no other significant residential proposals in the immediate vicinity which are likely to influence the cumulative impacts of the development. A draft allocation of 40,000 sqm employment land is proposed at Knights Farm, SHELAA Site 1039/1310. Should this site come forward for development, together with other land within the wider area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities.
Select / Reject / Uncertain	**REJECT for Mixed Use Residential/Employment**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	The development would deliver up to 1,500 (net) dwellings on the developable area of the site, and this would contribute to the district's identified housing need. In addition, due to the size of the developable area of the site, the development could accommodate an appropriate mix of types and tenure, including affordable housing, meeting specific housing needs of the local population as well as making a positive contribution to meeting the district's overall housing need.
	Economy & Employment	Development will provide additional employment floorspace and provide local jobs during the construction period as well as on the longer term. It could also provide opportunities for local business to grow/expand.
Minor Positive Impacts		
	Soil, Land & Minerals	The site is a greenfield site of good to moderate quality (Grade 3) and poor quality (Grade 4). Development not to be located on grade 2 or 3a land. Best practice in construction to be promoted to prevent soil disturbance, compaction or erosion.
	Biodiversity	There are no designated biodiversity sites within the site or in close proximity. The western and southern boundaries of the site lie within the River Cuckmere Habitat Link Biodiversity Opportunity Area (BOA) and this extends into these parts of the site. It however overlap with areas at risk of flooding and therefore development will be directed away from these areas. There are two small blocks of ancient woodland (Hempstead Farm Shaw and Hempstead Farm Shaw 2), also classed as Priority Habitat Deciduous Woodland, within the northern part of the site. These are isolated and fragmented. Suitable and appropriate buffers would be required. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Social Inclusion	Further details required. However given the scale of development, a significant amount of affordable housing could be provided.
	Education & Skills	The proposed development will offer employment opportunities which are linked to skills acquisition and vocational training.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Flood Risk	The majority of the site is within Flood Zone 1. However, the western and southern boundaries are at risk of fluvial (Flood Zone 2, 3a and 3b) and pluvial flooding associated with the presence of the River Cuckmere. Two area to the north and south west of the site are at risk of ground water flooding and would require further investigation. The application of a sequential approach to the location of development alongside the provision of appropriate measures such as SuDS should allow the delivery of the proposed development. The impacts of the proposed development will remain uncertain until further information is submitted.
	Green & Blue Infrastructure	The mature hedgerows and trees on the boundaries of the site provide wildlife corridors and stepping stones within the site itself and to the wider countryside. Two small blocks of ancient woodland, also classed as Priority Habitat Deciduous Woodland, are located within the northern part of the site, which also contributes to the green infrastructure network. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Historic & Cultural Heritage	The site is not within a Conservation Area and there are no listed buildings within the site. A dwelling, Hempstead, is Grade II listed and is located approx. 140m to the east of the site. The suitability of any development would need to be considered in the context of the setting of this listed building.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Town & Village Centres	The proposed development includes the provision of employment and retail units to be provided alongside new homes to deliver a standalone village/town centre. Considering the proposed quantum, services area however likely to be relatively limited. The site is detached from Hailsham by the A22 and therefore isolated from wider local services, facilities and public transport.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Water Resources	Wealden is in an area of serious water stress and development of this scale may have an impact on water resources.
	Pollution	Given the size and location of this site and the potential quantum of development that is proposed, significant levels of light pollution are likely to be introduced. The western part of the site is located within a 'darker' area as classified by CPREs light pollution mapping, whereas the eastern part of the site is within an area classified as being 'brighter', as it is close to the A22 and development in Hailsham. The river Cuckmere forms the western and southern boundaries of the site and is classified by the Environment Agency as being in poor ecological status and failing in its chemical status. Development of the site could exacerbate the rivers poor status through potential pollution, directly and indirectly through surface runoff and discharge.
	Landscape & Townscape	The Landscape Sensitivity Assessment 2023 assesses the site as having moderate to high sensitivity to development due to its location along the River Cuckmere valley giving it a rural and tranquil character, particularly in the west and south away from the A22. Developing this site would introduce significant built form into a largely rural area, despite the proximity of the site to Hailsham. The topography of the site is gently undulating and within the wider landscape local views towards the site are mainly contained by the substantial blocks of vegetation to the south and along the A22 frontage. However, there are long distance views into the site from high points in the South Downs, approximately 6-7km to the south of the site. There are also intermittent local views towards the site from the surrounding roads; the A22, Hempstead Lane and Coldharbour Road. Given the scale of development proposed, it is likely that development would have a negative impact on the wider landscape and be highly visible, however there are no details of the proposed scheme, and landscape mitigation measures could be implemented, including the retention of the boundary vegetation.

Major Negative	
Transport & Accessibility	The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) by the A22 and is therefore isolated from local services, facilities and public transport. However, the scale of the proposed development means that provision of, or contributions to, sustainable travel such as buses may be likely. This could connect the site to Hailsham. The proposed development is also for retail and employment uses, meaning residents would not necessarily have to access Hailsham to meet their day to day needs. However, there are no details as to any proposed public transport provision or improvements to existing provision at the current time. There is no existing vehicular access to the site. A new access would need to be created from the A22. Importantly, there is no detail on how pedestrian access to Hailsham could be achieved, thus future residents would be unable to access services in this wider area for day to day needs. There is no existing pedestrian access to the site. There is no detail on the provision of any cycle infrastructure. The A22 is a fast road and potentially dangerous for cyclists and pedestrians, with no access across four lanes of traffic travelling at 70mph. Significant infrastructure will therefore be needed, which will take time to deliver. Further information will be needed to establish the cost and viability of the proposed transport infrastructure and the timing of delivery, to ensure that early phases are not established without suitable sustainable transport measures. Notwithstanding this, the Transport Modelling 2026 shows the impacts on the highway network and traffic would be greatest on the A22, particularly the section of single carriageway north of Hailsham, the dual carriageway section to the south of Hailsham and the Boship roundabout, one of the busiest junctions in the District. Although mitigation may be possible but further information is required.
No Significant Impacts	
	NONE

PARISH: BUXTED

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
NONE	Not assessed in SA Reg 18(1)																				
	SA Reg 18(2) Results																				
234/1840	Land at Taylors Shaw, Framfield Road, Buxted																				

COMMENTARY	
Site	The site is 2.13ha comprising greenfield land
Parish / Settlement	Buxted / Buxted (Type 4 settlement – Secondary village)
Development Proposal	20 (net) dwellings
Summary of Assessment	The site is greenfield land on the southwestern edge of Buxted, a sustainable settlement within the Low Weald, and is at the end of a low-rise residential settlement pattern along Framfield Road. The site is bordered by thick woodland (ancient and priority habitat deciduous woodland) and the railway line across its southeastern edges which provides an enclosed character and so the site is not prominent in the wider landscape. The site is relatively close to the services and facilities within Buxted although pedestrian access would be required along a short section of Framfield Road and vehicular access from Framfield Road would need careful consideration due to its narrow width. Alternative access arrangements to the site would require cooperation with neighbouring landowners, and have not been shown as possible thus the site lacks suitable access at present. The site may be within the setting of Buxted Park, a Grade II* listed park and garden, however, there is very limited intervisibility, so any views of development from the park would be seen in the context of the existing settlement of Buxted. The site is within 7km of Ashdown Forest SPA and any development will need to consider its impact and potential contributions towards SANGS and SAMMS provision.
Mitigation Measures	• To enable development, a suitable vehicular access must be secured, which has not been proven possible or suitable at this stage. • A minimum 15m buffer will be needed where the site adjoins ancient woodland. • Retaining mature boundary vegetation and that around the internal pond will help reduce landscape and heritage impacts (if any). Implementation of relevant Local Plan policies will be key to mitigating potential effects.
Cumulative Impacts	Development in combination with other limited sites in the locality, will result in limited pressure on infrastructure and the built and natural environment. Cumulatively, adjacent SHELAA sites would need to consider potential impact to the Ashdown Forest SPA
Select / Reject / Uncertain	**REJECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
		NONE
Minor Positive Impacts		
	Flood Risk	The site is not affected by groundwater and fluvial flood risk. The southeastern boundary of the site is affected by surface water flooding associated with a tributary of the River Uck (Taylor's Shaw). There is also a pond within the site. Overall this would affect the developable area although it would not impact on the delivery of the promoted scheme. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Biodiversity	There are no designated biodiversity sites or priority habitats within the site or in proximity to the site. The site is within a BOA meaning development would need to consider its objectives. Mitigation will be needed because the site is within 7km of the Ashdown Forest SPA. All development will need to provide a minimum of 10% BNG.
	Housing	Details on the type and tenure of the proposed 20 dwellings are needed, although the scheme would make a positive contribution to meeting housing need inclusive of affordable housing and Custom & Self build development well located to the village centre so could support existing village services maintaining their viability.
	Town & Village Centre	The site's proximity to the core of the settlement would enable development that supports the long-term vitality and viability of the area.
Uncertain Impacts		
	Climate Change Adaptation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Landscape & Townscape	The 2023 landscape evidence base assesses this site as having moderate sensitivity to small scale residential development noting that the site is well contained by the rail line and dense woodland along its southern boundary, which provides an enclosed character. The proximity to the rail line and nearby settlement edge somewhat influences the qualities of tranquility and remoteness. There are no heritage assets recorded within the site boundaries, and woodland and limited public access limit views into the site. These factors indicate lower sensitivity. The assessment does note that the site lies at the south-west edge of a low-rise residential settlement pattern along Framfield Road, but the existing settlement edge is well-integrated into the landscape by mature trees and hedgerows which increases sensitivity. The site is well related to the settlement and development could connect with existing built form so would not adversely harm the exiting settlement pattern. Development would need to retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows to reduce any development's influence on the landscape character. The site may also be subdivided by these landscape features on site, namely the large pond in the central area, thus may require delivery as two separate land parcels. However, subject to access arrangements, sensitive layout, and connection with neighbouring sites should not result in harm to townscape. These issues remain uncertain until further details are provided.
	Soil, Land & Minerals	National mapping indicates a low probability of Best and Most Versatile (BMV) soils on the site, but a site-specific assessment is required to confirm this, as the Council does not hold detailed mapping.
	Green & Blue Infrastructure	The site contains a pond whose ecological value has yet to be assessed, presenting potential for habitat enhancement. Mature hedgerows, interspersed with hedgerow trees, define the eastern edge, while Taylor's Shaw ancient woodland borders the southern boundary, providing ecological corridors and forming part of the wider green infrastructure network in the area. Any development should seek to retain and protect these hedgerows and trees and the pond, to maintain and enhance the green infrastructure network.
	Historic & Cultural Heritage	As noted in the SHELLA assessment the site is well screed from the grade II* Buxted Park, however, the site is likely to form a part of the setting and further work will ascertain extent of any potential effects.
	Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Materials	Development will result in an increase in waste in both construction and operation.
	Pollution	The site is 175m east of the railway line (unelectrified). Development would need to consider noise from this infrastructure as a constraint. CPRE identifies the area as having a low sky brightness indicating very low levels of artificial light and a relatively dark night-time environment. Further investigation would be required. The site is also borders a tributary of the Tickerage Stream, which is classified by the Environment Agency as being in a poor ecological status. Development of the site could exacerbate its ecological status through potential pollution, directly or indirectly through surface water runoff and discharge.
Major Negative		
Transport & Accessibility		Buxted rail station is 0.3 miles north, and bus stops on the A272, within a 5-minute walk, offer a limited return service to Uckfield. To enable pedestrian access, a short section of Framfield Road would require a footway. Vehicular access from Framfield Road would need careful consideration due to its narrow width. The pond at the centre of the site may constrain direct access from Framfield Road onto all parts of the site. Although access via neighbouring land may be required, no evidence was provided to demonstrate that the necessary land interests could be secured and consequently the site is subject to unresolved access constraints. Without suitable access, a major negative impact results.
No Significant Impacts		
		Owing to the size of the development the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Health & Welbeing; Economy & Employment and Education and Skills**

PARISH: BUXTED

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Welbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
NONE	**Not assessed in SA Reg 18(1)**																				
	SA Reg 18(2) Results																				
1247/1840	Land at Limes Lane, Buxted																				

COMMENTARY	
Site	Site is 1.3ha comprising greenfield land.
Parish / Settlement	Buxted / Buxted (Type 4 settlement – Secondary village)
Development Proposal	20 (net) dwellings
Summary of Assessment	Buxted is classified as a sustainable settlement which has multiple services and facilities to meet some of the day-to-day needs of residents. The village also has good access to higher-order services via its mainline station. The site is in the Low Weald Landscape and is reasonably well integrated in to the built from of the settlement. The site is well screened by mature hedgerow and residential development so is not prominent in the wider landscape. The site could deliver 20 units near to the centre of the settlement which would have a positive impact on housing need and the vitality and viability of Buxted. The site can secure one of two acceptable access options for vehicular access, and a separate pedestrian access north of the site.
Mitigation Measures	• Specific Mitigation measures have not been provided at this stage. • The proposed development should retain the mature vegetation along the site's boundary with Limes Lane, and the footpath link to the A272 is essential. The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts.
Cumulative Impacts	Buxted is classified as a sustainable settlement. Development in combination with the development of other smaller sites in the locality, will result in limited pressure on infrastructure and the built and natural environment. Cumulatively, adjacent SHELAA sites would need to consider potential impact to the Ashdown Forest SPA.
Selection / Rejection / Uncertain	**SELECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Flood Risk	The site is not affected by pluvial, fluvial and ground water flood risk. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Transport & Accessibility	Access is identified to the north of the site, onto the A272 via Magnolia and Littlefield. A second vehicular access option is also available from Limes Lane, supported by highways evidence on suitability and upgrade works to Limes Lane to allow for passing places. The site also has the potential to provide a pedestrian connection to the north, linking to the existing footpath network, local services and Buxted rail station. Pedestrian access could still be provided via Magnolia and Littlefield onto the A272, which has a pavement into the village and bus stops within a 5-minute walk. Buxted rail station is 0.7 miles west, with regular onward connections. The site is therefore well related to services and public transport, and has the potential to support both active and sustainable travel.
Minor Positive Impacts		
	Green & Blue Infrastructure	Mature hedgerows with hedgerow trees are present along the east and south boundaries (Limes Lane) and part of the western boundary. The northern and parts of the western boundaries comprise domestic hedgerows. These features likely serve as wildlife corridors and contribute to the local green infrastructure network. The indicative layout shows these features being retained and integrated within the development, alongside biodiversity net gain provision and opportunities for additional planting and street trees.
	Biodiversity	There are no designated biodiversity sites or priority habitats within the site or in proximity to the site. The site is within a BOA meaning development would need to consider its objectives. Mitigation will be needed because the site is within 7km of the Ashdown Forest SPA. The indicative layout demonstrates the retention of existing boundary vegetation and integration of landscaping within the development, and all development will be required to provide a minimum of 10% biodiversity net gain on site. This provides opportunities for habitat enhancement and strengthening ecological connectivity, .
	Housing	20 homes proposed which would make positive contribution to housing need and provide much needed affordable housing and Custom and Self Build Development that would support the viability of the village centre services. Details are needed with regard to housing mix.
	Town & Village Centre	Site located near to village centre and would form infill development between housing along Limes Lane and the A272. Will support long-term vitality and viability of settlement.
Uncertain Impacts		
	Climate Change Adaptation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Landscape & Townscape	The site borders existing housing to the north and is relatively well integrated into the existing built form of Buxted, being contained by the road layout itself. Historically, Buxted had a linear settlement pattern along the A272, but 20th and 21st century expansion through cul-de-sacs north and south of the road has created a more nucleated form. Infill development on this site could respond positively to this evolved settlement structure if the strong boundaries are retained. The site is not prominent within long distance views. The 2023 landscape evidence base assesses Buxted village as being moderately to highly sensitive to small-scale housing development, though the site is not assessed itself. Development of the site would need to retain and enhance the existing hedgerows within the site, strengthen habitat networks, respect historic features, and integrate sensitively using locally appropriate planting species. The semi-rural character must be preserved, with a sensitive layout and design in this transient location at the periphery of the village and the more rural Limes Lane to the south.
	Pollution	According to CPRE, the area exhibits low sky brightness, indicative of minimal artificial lighting and a predominantly dark night-time character. This environmental quality may have implications for future development, warranting further detailed assessment.
	Biodiversity	There are no designated biodiversity sites or priority habitats within the site or in proximity to the site. The site is within a BOA meaning development would need to consider its objectives. Mitigation will be needed because the site is within 7km of the Ashdown Forest SPA. All development will need to provide a minimum of 10% BNG.
	Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required
	Social Inclusion	Further details required
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste	Development will result in an increase in waste in both construction and operation.
Major Negative		
		NONE
No Significant Impacts		
		Owing to the size of the development the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Soil, Land & Minerals; Historic & Cultural Heritage; Health & Wellbeing; Economy & Employment; Education and Skills.**

PARISH: CROWBOROUGH

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Welbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	SA Reg 18(1) Results																				
	SA Reg 18(2) Results																				
200/1110	Land north of Stone Cross Road at Alderbrook, Crowborough																				

COMMENTARY	
Site	Size is 3.19ha and is greenfield agricultural land, to the west and southwest of Crowborough Athletic Football Club.
Parish / Settlement	Alderbrook / Crowborough (Type 1 Settlement – Town)
Development Proposal	80 (net) dwellings
Summary of Assessment	The site is on the southern edge of Crowborough and is well enclosed within the wider landscape by the boundary trees and hedgerows, with good access to local amenities and public transport. The existing vehicular access to the site via Alderbrook Farm, off Alice Bright Lane, would not be acceptable to serve development of this scale and is not included in the submission. A new vehicular / pedestrian access from Brooklands Avenue has potential to provide a solution to resolve the existing access difficulties, but has not been shown as possible thus the site benefits from no suitable vehicular access option. There is known contamination of the site comprising five small areas of filled land of unknown material and surveys/mitigation would be required. Buffer zones would also be needed to mitigate the impact of development on the adjacent ancient woodland (that lies to west and south) and to protect mature trees on the site boundary. The lower part of the site, adjacent to the ancient woodland, is also an important wetland habitat.
Mitigation Measures	• Mitigation measures have not been identified at this stage. • All development within the 7km zone of influence for Ashdown Forest SPA will need to contribute to SANGS and SAMMS provision to mitigate its impact on the designation. • The implementation of specific Local Plan policies in relation to Climate change adaptation and mitigation, Green & Blue Infrastructure, Biodiversity and Landscape and Townscape, could also help to mitigate impacts
Cumulative Impacts	None of the sites around this site have planning permission. Should sites be allocated for development this is likely to change the immediate character of the southern edge of Crowborough, including in relation to light pollution, landscape/townscape and traffic. If development came forward with other sites, they would need to consider potential impact to the Ashdown Forest SPA/SAC, High Weald National Landscape and the wider countryside
Selection / Rejection / Uncertain	**REJECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	The development would deliver 80 (net) dwellings on the site, and this would contribute to the district's identified housing need. In addition, due to the quantum of proposed housing, the development could accommodate an appropriate mix of type and tenure, including affordable housing, meeting specific housing needs of the local population as well as making a positive contribution to meeting the district's overall housing need.
Minor Positive Impacts		
	Flood Risk	The site is wholly within Flood Zone 1 and is not at risk of groundwater flooding. There is an area of surface water flood risk running along the western boundary, although it would have a marginal impact on the developable area without interfering with the existing access of the site. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Biodiversity	The site is adjacent to an area of Ancient Woodland / Priority Habitat to the south, which would require a suitable buffer. There are no designated biodiversity sites or priority habitats within the site. The lower part of the site, adjacent to the ancient woodland, is an important wetland habitat, and relevant ecological surveys, to include mitigation and enhancement proposals, would be required. All development will need to provide a minimum of 10% BNG. The site is within the 7km zone of influence for the Ashdown Forest SPA, therefore development would require an appropriate assessment under the Habitats Regulation.
	Town & Village Centres	The site is close to the centre of the settlement and provided suitable access could be achieved will support long-term vitality and viability of settlement.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Water Resources	Wealden is in an area of serious water stress and development of this scale may have an impact on water resources
	Soil, Land & Minerals	The site is within the Environment Agency's waste disposal site and consultation area and there are 5 small areas of filled land of unknown material within the site, potential for contamination. Surveys and potential mitigation would be required.
	Green & Blue Infrastructure	There are trees and hedgerows along the site boundaries, which any development should seek to retain and protect, to maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Landscape & Townscape	The site is outside of the High Weald National Landscape however it is in an area assessed as having moderate to high landscape sensitivity in part due to the areas elevated and undulating ridged landform and its intervisibility with the rest of the High Weald NL. The site itself slopes steeply however it is well enclosed by boundary vegetation which would need to be retained and protected. Given the scale of proposed development and the steeply sloping nature of the site, impacts are considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC
	Transport & Accessibility	The site is 400m from the nearest bus stop and is close to services and facilities in Crowborough, with footpaths along all the surrounding roads providing good pedestrian access. However, the site was last known to be currently land locked and any access (vehicular and pedestrian) would need to be established, preferably through Brooklands Avenue to the north of the site. Currently, it is not known whether this is available. A crossing point on Fermor Road to reach Whitehill Road is required, to access the bus stops and school and to provide a general route to the town centre. Whilst location and accessibility are very positive further details are needed on access proposals.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative		
	Transport & Accessibility	The site is 400m from the nearest bus stop and is close to services and facilities in Crowborough, with footpaths along all the surrounding roads providing good pedestrian access. However, the site is currently land locked and there is no evidence to demonstrate that a suitable vehicular or pedestrian access can be achieved. Access would likely need to be provided through Brooklands Avenue to the north of the site but it is not known whether this is achievable. Currently, it is not known whether this is available. A crossing point on Fermor Road to reach Whitehill Road is required, to access the bus stops and school and to provide a general route to the town centre. In the absence of evidence demonstrating a suitable access solution, significant concerns remain regarding the site's accessibility and deliverability.
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Pollution; Historic & Cultural Heritage; Health & Wellbeing; Economy & Employment and Education & Skills**.

PARISH: FRAMFIELD

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	**SA Reg 18(1) Results**																				
	SA Reg 18(1) Results																				
289/1410	Land by Croft House, Eastbourne Road, Uckfield																				

COMMENTARY	
Site	The site is 4.44ha and comprises of agricultural land divided into two fields by a hedgerow.
Parish / Settlement	Framfield / Uckfield (Type 1 – Town)
Development Proposal	50 (net) dwellings
Summary of Assessment	The site is located to the southeast of Uckfield and detached from the current existing built form of the town. It has high visual prominence within the wider landscape (but is not within the High Weald National Landscape) with unobstructed views afforded by lack of mature trees/vegetation and short boundary hedgerows. Whilst the character of the area is subject to change following the permission granted for 145 dwellings north of the site, the opposite side of Eastbourne Road, and permission to the immediate west of this site, neighbouring sites have the most landscape sensitive part of the site fronting Eastbourne Road. Any development here is difficult to satisfactorily accommodate, and development further south would read as detached from built form. The site is not within comfortable walking distance of Uckfield and its services and facilities. There is a footpath existing to the south side of Eastbourne Road, although noting there is a lack of sufficient verge to extend the footway. Potential links via a rear public footpath and an adjacent site under construction, both rely on third-party land and cannot be guaranteed at this time. Inadequate access arrangements and linkages have therefore been shown at this time. Additionally, part of the site falls within the 7km zone of influence for the Ashdown Forest SPA, requiring an Appropriate Assessment under the Habitats Regulations.
Mitigation Measures	• Specific Mitigation measures have not been provided at this stage. • All development within the 7km zone of influence for Ashdown Forest SPA will need to contribute to SANGS and SAMMS provision to mitigate its impact on the designation. • The implementation of specific Local Plan policies and site specific surveys in relation to Climate change adaptation and mitigation, Green & Blue Infrastructure, Biodiversity and Landscape and Townscape, Heritage, Biodiversity and Green & Blue Infrastructure could also seek to help to mitigate impacts
Cumulative Impacts	If development comes forward here or nearby, further assessment will be needed to understand impacts on the transport network and infrastructure such as education, healthcare, and community facilities. Combined landscape effects from wider development in the area will also require consideration.
Selection / Rejection / Uncertain	**REJECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Flood Risk	The site is not affected by fluvial and ground water flood risk, and has negligeable part of the site affected by pluvial flood risk (less than 0.2%). Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Housing	A scheme of around 50 homes could make a positive contribution to housing need, including affordable and Custom and Self Build housing, helping support Uckfield Town Centre and local services. Details on housing mix will be needed at application stage.
Minor Positive Impacts		
	Biodiversity	The site does not contain any designated sites. However, the site is within 7km of the Ashdown Forest SPA and therefore, if the site were to come forward for development, it would require an appropriate assessment under the Habitats Regulations. All development will need to provide a minimum of 10% BNG.
Uncertain Impacts		
	Climate Change Adaptation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Water Resources	Wealden is in an area of serious water stress and development of this scale may have an impact on water resources.
	Soil, Land & Minerals	The site is greenfield land of good to moderate quality (Grade 3), there is however a Low likelihood that it is 'best and most versatile' agricultural land based on the DEFRA Predictive BMV Land Assessment mapping.
	Pollution	The site is within an area CPRE say is in a moderately bright category, meaning it already experiences some light pollution, but is not among the brightest areas meaning development would not impact the darkest skies, but could still contribute to further light pollution, especially if external lighting is not well controlled. Eastbourne Road along the site frontage is likely to provide a potential source of noise for occupiers of any development. Survey work and reporting at application stage is likely to provide suitable mitigation for these sources of pollution.
	Green & Blue Infrastructure	Mature hedgerows and trees along the site and field boundaries form wildlife corridors linking to the wider countryside. Development should aim to retain and enhance this green infrastructure. Potential impacts are uncertain and depend on the implementation of a suitable landscape scheme.
	Historic & Cultural Heritage	Cysleys Farmhouse a Grade II Listed Building with associated curtilage is located on the other side of Eastbourne Road from the site. Any development would need to respect this historic setting and consider what mitigations would be required to lessen the impact of development.
	Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
	Town & Village Centres	The site is within walking distance of Uckfield town centre, and should it be possible to provide suitable pedestrian access, housing development would help support the long-term vitality and viability of the settlement.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Materials	Development will result in an increase in waste in both construction and operation.
	Landscape & Townscape	The 2023 landscape evidence base assesses this site as having moderate to high landscape sensitivity to development primarily due to the rural character and setting as well as there being open and unobstructed views from Eastbourne Road across the site due to a lack of mature trees/hedgerows along this edge, resulting in a prominent character within the wider landscape. Whilst the townscape will change following permissions being granted for housing development to the north and west, neighbouring sites have the most landscape sensitive part of the site fronting Eastbourne Road. Any development here is difficult to satisfactorily accommodate, and development further south would read as detached from built form.
	Transport & Accessibility	The site currently has no vehicular or pedestrian access. There may the potential to provide vehicular access given that the adjacent site (Fernley Park) delivered a new roundabout onto Eastbourne Road, although further assessment would be required. Pedestrian connectivity also requires consideration as a footpath exists to the site frontage, but may require widening, and assessment is needed on if this achievable noting property and verge width along Eastbourne Road. Whilst there is a public footpath to the rear of the site and a development under construction adjacent to the site to the northwest could offer pedestrian and cycle permeability, both options rely on third-party land and cannot be guaranteed. Inadequate access arrangements and linkages have therefore been shown at this time. Furthermore, if developed as an individual site, it would have limited access to supporting infrastructure and is located a considerable distance from the town centre and higher-order services and facilities.
Major Negative		
		NONE
No Significant Impacts		
		Owing to the size of the development the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures **Health & Wellbeing: Economy & Employment and Education & Skills.**

PARISH: FRAMFIELD

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	SA Reg 18(1) Results																				
	SA Reg 18(2) Results																				
297/1410	Land adjacent to Croft House, Eastbourne Road, Uckfield																				

COMMENTARY	
Site	The 2.91ha site comprises agricultural land with a central pond and wooded area to the south.
Parish / Settlement	Framfield / Uckfield (Type 1 – Town)
Development Proposal	84 (net) dwellings
Summary of Assessment	The site is located to the southeast of Uckfield and detached from the current existing built form of the town. It has high visual prominence within the wide landscape, with unobstructed views afforded by lack of mature trees/vegetation and short boundary hedgerows. Whilst the character of the area is subject to change following the permission granted for 145 dwellings north of the site, the opposite side of Eastbourne Road, and permission to the immediate west of this site, neighbouring sites have the most landscape sensitive part of the site fronting Eastbourne Road. Any development here is difficult to satisfactorily accommodate, and development further south would read as detached from built form. The site is not within comfortable walking distance of Uckfield and its services and facilities. There is a footpath existing to the south side of Eastbourne Road, although noting there is a lack of sufficient verge to extend the footway. Potential links via a rear public footpath and an adjacent site under construction, both rely on third-party land and cannot be guaranteed at this time. Inadequate access arrangements and linkages have therefore been shown at this time. Farmhouse a Grade II Listed Building lies opposite the site 100m north west across Eastbourne Road; any development must respect its historic setting and consider appropriate mitigation. Additionally, part of the site falls within the 7km zone of influence for the Ashdown Forest SPA, requiring an Appropriate Assessment under the Habitats Regulations.
Mitigation Measures	• Specific Mitigation measures have not been provided at this stage. • All development within the 7km zone of influence for Ashdown Forest SPA will need to contribute to SANGS and SAMMS provision to mitigate its impact on the designation. • The implementation of specific Local Plan policies and site-specific surveys in relation to Climate change adaptation and mitigation, Green & Blue Infrastructure, Biodiversity and Landscape and Townscape, Heritage, Biodiversity and Green & Blue Infrastructure could also seek to help to mitigate impacts
Cumulative Impacts	If development comes forward here or nearby, further assessment will be needed to understand impacts on the transport network and infrastructure such as education, healthcare, and community facilities. Combined landscape effects from wider development in the area will also require consideration.
Selection / Rejection / Uncertain	**REJECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	A scheme of around 84 homes could help meet housing need, including affordable and Custom and Self Build units, while supporting Uckfield's town centre and local services. The housing mix would need to be confirmed at application stage.
Minor Positive Impacts		
	Flood Risk	The site is wholly within Flood Zone 1 and is not affected by groundwater flooding. There are small areas at risk from surface water flooding associated with the presence of ponds on site although it would have a marginal impact on the developable area without interfering with the existing access of the site. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Biodiversity	The site does not contain any designated sites. However, the site is within 7km of the Ashdown Forest SPA and therefore, if the site were to come forward for development, it would require an appropriate assessment under the Habitats Regulations. All development will need to provide a minimum of 10% BNG. Given the presence of wooded areas and hedgerows around the site, lighting in this area may also impact upon Bat activity if not appropriate.
Uncertain Impacts		
	Climate Change Adaptation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Water Resources	Wealden is in an area of serious water stress and development of this scale may have an impact on water resources.
	Soil, Land & Minerals	The site is greenfield land of good to moderate quality (Grade 3), there is however a Low likelihood that it is 'best and most versatile' agricultural land based on the DEFRA Predictive BMV Land Assessment mapping.
	Pollution	Parts of the site fall within a low sky brightness area (CPRE), indicating minimal artificial lighting and a predominantly dark night-time character. Eastbourne Road may generate noise for future occupiers, though these matters could be addressed through survey work and mitigation at application stage.
	Green & Blue Infrastructure	Mature hedgerows and tree groups around the site provide wildlife corridors to the wider countryside, while the pond with surrounding vegetation adds ecological and landscape value. Development should retain and enhance these green and blue infrastructure features. Potential impacts are uncertain and depend on the implementation of a suitable landscape scheme.
	Historic & Cultural Heritage	Cysleys Farmhouse, a Grade II Listed Building with associated curtilage, is located approximately 100m northwest of the site, across Eastbourne Road. Any development would need to respect its historic setting and incorporate appropriate mitigation to reduce potential impacts.
	Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
	Town & Village Centres	The site is technically within walking distance of Uckfield town centre, should it be possible to provide suitable pedestrian access, housing development would help support the long-term vitality and viability of the settlement.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Materials	Development will result in an increase in waste in both construction and operation.
	Landscape & Townscape	The 2023 landscape evidence base assesses this site as having moderate to high landscape sensitivity to development primarily due to the rural character and setting as well as there being open and unobstructed views from Eastbourne Road across the site due to a lack of mature trees/hedgerows along this edge, resulting in a prominent character within the wider landscape. Development of this site, especially too far south, could be visually intrusive in the wider landscape. Whilst the townscape will change following permissions being granted for housing development to the north and west, neighbouring sites have the most landscape sensitive part of the site fronting Eastbourne Road. Any development here is difficult to satisfactorily accommodate, and development further south would read as detached from built form.
	Transport & Accessibility	The site currently has no vehicular or pedestrian access. There may the potential to provide vehicular access given that the adjacent site (Fernley Park) delivered a new roundabout onto Eastbourne Road. Further assessment would be required. Pedestrian connectivity also requires consideration as a footpath exists to the site frontage, but may require widening, and assessment is needed on if this achievable noting property and verge width along Eastbourne Road. Whilst there is a public footpath to the rear of the site and a development under construction adjacent to the site to the northwest could offer pedestrian and cycle permeability, both options rely on third-party land and cannot be guaranteed. Inadequate access arrangements and linkages have therefore been shown at this time. Furthermore, if developed as an individual site, it would have limited access to supporting infrastructure and is located a considerable distance from the town centre and higher-order services and facilities.
Major Negative		
		NONE
No Significant Impacts		
		Owing to the size of the development the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures **Health & Wellbeing: Economy & Employment and Education & Skills.**

PARISH: FRAMFIELD

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in SA Reg 18(1)																				
1222/2020	Land north of Eastbourne Road																				

COMMENTARY	
Site	The 3ha site comprises agricultural land that has a wooded area to the west and pond to the east with mature trees around it.
Parish / Settlement	Framfield/Uckfield (Type 1 – Town)
Development Proposal	60 (net) dwellings
Summary of Assessment	The site lies north of Eastbourne Road, adjacent to existing and proposed housing. The site is assessed as having moderate landscape sensitivity to small-scale residential development, with the higher sensitivity features of historic field pattern, mature woodland and wooded backdrop to Uckfield balanced against the presence of modern agricultural development, the proximity of Eastbourne Road and the visual enclosure afforded to the site from the boundary vegetation, which decrease site sensitivity. Any development would need to ensure the retention, protection and enhancement of the boundary vegetation and woodland, as well as the onsite woodland and pond to maintain the biodiversity and ecological connectivity of the site. A suitable access will need to be provided, and likely for a reduced quantum of development, noting restrictions. Pedestrian access could be gained through diverting the existing PRoW in order to provide a safe and accessible route for walkers and cyclists to Eastbourne Road. The site is within walking distance of Uckfield's services and facilities as well as bus stops on Eastbourne Road, offering sustainable transport options provided pedestrian access to the site can be achieved, subject to access being resolved. .
Mitigation Measures	• Specific Mitigation measures have not been provided at this stage. • All development within the 7km zone of influence for Ashdown Forest SPA will need to contribute to SANGS and SAMMS provision to mitigate its impact on the designation. • The implementation of specific Local Plan policies and site-specific surveys in relation to Climate change adaptation and mitigation, Green & Blue Infrastructure, Biodiversity and Landscape and Townscape, Biodiversity and Green & Blue Infrastructure could also seek to help to mitigate impacts
Cumulative Impacts	If development comes forward here, further assessment will be needed to understand impacts on transport, biodiversity, education, healthcare, and community infrastructure. Cumulative landscape effects from wider development will also need consideration.
Selection / Rejection / Uncertain	**SELECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	A scheme of around 60 homes could support Uckfield's town centre and local services, while helping to meet housing need, including affordable housing and Custom and Self Build units. The housing mix would need to be confirmed at application stage.
Minor Positive Impacts		
	Flood Risk	The majority of the site lies within Flood Zone 1, with a small section in the north falling within Flood Zone 2 and Flood Zone 3. Mapping indicates areas at risk of surface water flooding, including overland flow paths and pooling. The site is not affected by groundwater flooding. Overall it would have a marginal impact on the developable area without interfering with the proposed access of the site. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Landscape & Townscape	The 2023 landscape evidence base assesses this site (as part of the larger Site 194/1410) as having moderate sensitivity to small-scale residential development with the historic field pattern, mature woodland, public rights of way and contribution to the wooded backdrop of Uckfield indicating higher sensitivity. However, the same woodland along the site boundaries limits views in from the wide landscape and existing modern agricultural development in proximity of the site has some influence of the pastoral character and decreases the sites landscape sensitivity. The presence of Eastbourne Road also decreases sensitivity. The site would be seen in the context of other built form in the area; at its northern periphery, it abuts the existing Fernley Park development, albeit separated by vegetation along the site boundary. Cysleys Farm to the southeast has outline planning permission for 145 units, and allocation FF2 (30 units) from the Regulation 18 plan is also nearby. Any development would need to retain, protect and enhance boundary vegetation to maintain the sites visual enclosure and where possible retain the historic field pattern. A submitted layout shows potential to satisfactorily accommodate development, although a reduced quantuem would be necessary noting site constraints.
Uncertain Impacts		
	Climate Change Adaptation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Water Resources	Wealden is in an area of serious water stress and development of this scale may have an impact on water resources.
	Soil, Land & Minerals	The site is greenfield land of good to moderate quality (Grade 3), based on the DEFRA Predictive BMV Land Assessment mapping there is a moderate likelihood that it is 'best and most versatile' agricultural land.
	Pollution	The site is within an area CPRE say is in a moderately bright category, meaning it already experiences some light pollution, but is not among the brightest areas meaning development would not impact the darkest skies, but could still contribute to further light pollution, especially if external lighting is not well controlled. Survey work and reporting at application stage is likely to provide suitable mitigation for this source of pollution.
	Green & Blue Infrastructure	The site has a large area of mature trees to the west of the site which are designated as priority habitat deciduous woodland. The site also has a pond to the east that is bounded by mature vegetation these features provide ecological and landscape value. Development should retain and enhance these green and blue infrastructure features. There is a public footpath running through the site. To be suitable, any development proposals will need to retain, protect and enhance these features.
	Biodiversity	The site contains priority habitat woodland and a pond with mature vegetation, both of ecological value, but there are no other biodiversity designations within / close to the site. The site is within 7km of the Ashdown Forest SPA and therefore, if it were to come forward for development, it would require an appropriate assessment under the Habitats Regulations. All development will need to provide a minimum of 10% BNG.
	Transport & Accessibility	The site as submitted does not have a suitable access to the highway network, but is shown sited and potentially achievable for a reduced quantum of development and subject to further detail. Ideally, access would rely on utilising the neighbouring site at Cysley's Farm which has an approved access as part of an outline planning permission for 145 dwellings. The additional units proposed on this site would not alter the principle of the approved access, provided the sites are brought forward comprehensively. However, there is no evidence of such at this stage. The PRoW that currently serves as pedestrian access to this site does not meet safety standards for any user and so should be diverted to allow for a safe and useable connection to Eastbourne Road.
	Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
	Town & Village Centres	The site is technically within walking distance of Uckfield town centre, and if suitable pedestrian access can be provided, housing here could help support the town's long-term vitality and viability.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Materials	Development will result in an increase in waste in both construction and operation.
Major Negative		
		NONE
No Significant Impacts		
		Owing to the size of the development the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures **Historic & Cultural Heritage; Health & Wellbeing; Economy & Employment and Education & Skills.**

PARISH: FRANT

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	SA Reg 18(1) Results																				
	SA Reg 18(2) Results																				
443/1610	Strawberry Hill Farm, Eridge Road, Tunbridge Wells																				

COMMENTARY	
Site	Size is 2.97ha and is greenfield agricultural land located on the southwestern fringe of Tunbridge Wells.
Parish / Settlement	Frant / Tunbridge Wells
Development Proposal	50 (net) dwellings. Part of the site had planning permission for 4 dwellings WD/2021/0391/F
Summary of Assessment	The site comprises Grade 3 agricultural land located at the southern edge of Tunbridge Wells and situated between the A26 and Hargate Forest to the east. This is a visually prominent site within the High Weald National Landscape and is currently somewhat separated from the urban area of Tunbridge Wells which lies to the north. Development of the site in isolation would likely have a negative impact in the wider context of the landscape and surroundings of the town. Furthermore, development of this scale would require the provision of a new/upgraded vehicular access from Eridge Road and the extension and improvement of existing pedestrian footpaths along Eridge Road. Given the fast-moving nature of Eridge Road, it is unlikely to be acceptable for a housing development in isolation. However, if the site were to come forward alongside wider development in the locality, namely through housing development on site 729/1610 which lies opposite this site, this would alter the character and appearance of the landscape and street scene to such a degree as to enable this site to come forward, resulting in a new consistently aligned urban edge of Tunbridge Wells either side of the A26. Development of this scale may also result in improved vehicular access options and pedestrian links between and alongside these sites. Subject to a reduced development yield to enable retention of character and landscape features, development could be supported.
Mitigation Measures	• Specific mitigation measures have not been identified at this stage. • The implementation of specific Local Plan policies in relation to Climate change adaptation and mitigation, Green & Blue Infrastructure, Biodiversity and Landscape and Townscape, could also help to mitigate impacts
Cumulative Impacts	No adjacent sites have planning permission or are under construction. They are promoted through the SHELAA process for development and are assessed individually. Cumulatively, adjacent SHELAA sites would need to consider impact on landscape in this protected area. If development came forward with Site 726/1610 this would alter the character and appearance of the landscape and street scene to such a degree as to enable this site to potentially come forward.
Select / Reject / Uncertain	**SELECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Flood Risk	The site is not affected by fluvial and ground water flood risk, and has negligeable part of the site affected by pluvial flood risk (less than 0.7%) along the western boundary. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Housing	The development would deliver 50 (net) dwellings on the developable area of the site, and this would contribute to the district's identified housing need. In addition, due to the size of the developable area of the site, the development could accommodate an appropriate mix of types and tenure, including affordable housing, meeting specific housing needs of the local population as well as making a positive contribution to meeting the district's overall housing need.
Minor Positive Impacts		
	Green & Blue Infrastructure	The significant trees and hedgerows located along site boundaries provide excellent wildlife corridors and steppingstones to the wider area, particularly as the site lies within a BOA and a deciduous woodland forms the eastern boundary. Any development should seek to retain and protect the site boundary trees to maintain and enhance the green infrastructure network.
	Town & Village Centres	The site is on the edge of Tunbridge Wells, however there is good access to regular bus services facilitating journeys into town, supporting the vitality and viability of the town centre.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC
	Water Resources	Wealden is in an area of serious water stress and development of this scale may have an impact on water resources
	Soil, Land & Minerals	Part of the west/southwest of the site is classed as Grade 3 agricultural land by the Agricultural Land Classification system (ALC).
	Biodiversity	The site lies within the Eridge and Broadwater BOA and Priority Habitat Deciduous woodland lies to the northeast and southwest of the site, the latter being beyond Eridge Road. However, there are no other biodiversity designations within / close to the site. All development will need to provide a minimum of 10% BNG.
	Landscape & Townscape	This is a visually prominent site with moderate landscape sensitivity to residential development within the 2026 landscape evidence base due to the influence of the settlement edge of Tunbridge Wells to the north, the proximity of the A26, and modern agricultural buildings to the south of the site. The allocation of land opposite at Spratsbrook Farm would change the character of the area and reduce the extent to which development of the site would appear isolated. A reduced yeidl would enable landscape led development that could protect components of the AONB, and include mitigation measures as set out in the Landscape and Visual Appraisal (2026).
	Transport & Accessibility	The site is in a sustainable location and benefits from proximity to the services, amenities and public transport available in Tunbridge Wells. However, development of this site for housing would require the provision of a new/upgraded vehicular access from Eridge Road and the extension and improvement of existing pedestrian footpaths along Eridge Road. The creation of a vehicular access onto Eridge Road, where traffic is fast moving, is unlikely to be acceptable for this housing development in isolation. However, if the site were to come forward alongside wider development in the locality, namely through housing development on site 729/1610, this may result in improved vehicular access options and pedestrian links between and alongside these sites. There would need to be a continuation of urban features including 2m wide footways, bus stops with shelters and seating and an extension of the 30mph speed limit. At this stage, availability of these requirements is unknown.
	Quality of Life & Place	Further details required
	Social Inclusion	Further details required
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation
Major Negative		
		NONE
No Significant Impacts		
		Owing to the size, type and location of development, the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Historic & Cultural Heritage; Health & Wellbeing, Pollution, Economy & Employment, Education & Skills**

PARISH: HAILSHAM

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	**SA Reg 18(1) Results**																				
	SA Reg 18(2) Results																				
252/1310	Land adjoining Waldernheath, Amberstone, Hailsham																				

COMMENTARY	
Site	Site is 0.53ha and is agricultural use
Parish / Settlement	Hailsham / Hailsham (Type 1 settlement – Town)
Development Proposal	8 (net) dwellings
Summary of Assessment	The site is located to the north east of Hailsham, which is considered a 'sustainable settlement' according to the Council's settlement hierarchy. The site is promoted for the provision of 8 dwellings, which would make a positive contribution to the District's identified need. Although it is some distance away, the site benefits from good pedestrian connection into Hailsham with good public transport options immediately next to the site which contribute to the viability and viability of the settlement. Access arrangements have not been disclosed by the site promoter and may be challenging to achieve due to the proximity with the junction of the A271 and New Road. Without suitable access being provided, the site is unsuitable. The site is located with the hydrological catchment of the Pevensey Levels SAC/Ramsar site and will need to be subject to an Appropriate Assessment. Owing to the limited information on the development proposal, there is some uncertainty on the likely impacts of the proposed development and the associated mitigation measures which could be provided, although the majority is likely to be addressed by measures required from the planning policies.
Mitigation Measures	• Not all mitigations measures have been identified at this stage • All development within the hydrological catchment of the Pevensey Levels SAC will be required to provide at least 3 levels of SuDS treatment. • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	Hailsham is classified as a sustainable settlement as it offers significant services, amenities, public transport options and employment opportunities. Other sites are put forward for development near the site and across Hailsham which may have cumulative impacts on the settlement or the wider area. There are recent planning permissions to the south of the site which take access onto the A271 for 45 and 80 dwellings, to the north west of the site 360 dwellings. Together with other land within the area, further work will be needed to understand the impacts on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities, and potential impacts on the Pevensey Levels SAC/Ramsar.
Select / Reject / Uncertain	**REJECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
		NONE
Minor Positive Impacts		
	Flood Risk	The site is wholly within Flood Zone 1 and is not affected by groundwater flood risk. The western corner of the site is affected by surface water flood risk. Overall it would have a marginal impact on the developable area without interfering with the existing access of the site. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Housing	8 homes proposed which would make a positive contribution to housing need. Details needed on type/tenure of homes.
	Town & Village Centres	Site well related to settlement which would support long-term vitality and viability of settlement.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Soil, Land & Minerals	The site is greenfield land of good to moderate quality (Grade 3), there is however moderate likelihood that it is 'best and most versatile' agricultural land.
	Green & Blue Infrastructure	The site's boundaries comprise mature hedgerows and hedgerow trees which provide linear wildlife corridors and contribute to the green infrastructure network in the area. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Biodiversity	There are no designated sites near the site, but the site is within the Pevensey and Cuckmere Valley Link biodiversity opportunity area. There is no designated biodiversity sites or priority habitats within the site. The site is located within the hydrological catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will need to be subject to appropriate assessment under the Habitat Regulations. It will also need to secure necessary mitigation to control water flows and protect water quality and the biodiversity of the Levels. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative		
	Transport & Accessibility	Hailsham does not have a rail station. Polegate Station the nearest station is 5.1 miles to the south although it cannot be accessed via pedestrian footpaths and would require the use of bus services from Hailsham Centre or private vehicle. Whilst bus stops are located adjacent to the site with regular connection to larger settlements (Hailsham, Eastbourne, Polegate, Lewes, Brighton and Tunbridge Wells) there is currently no existing safe pedestrian access to the bus stop on the south side of the A271. Vehicular access as this site is also challenging due to the proximity with the junction with the A271 to the south of the site, including poor visibility splays and further work would be required to demonstrate that a safe and suitable access can be achieved. The site is approximately a 35 mins walk to Hailsham High Street with its services and amenities, with existing pedestrian routes requiring improvements, including the provision of a safe crossing. Significant concerns remain regarding accessibility, connectivity and highway impacts, and further details are required to establish the effect of development on the surrounding highway network
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Pollution; Landscape & Townscape; Historical & Cultural Heritage; Health & Wellbeing; Economy & Employment; Education & Skills**

PARISH: HAILSHAM

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	**SA Reg 18(1) Results**																				
	Land between Station Road and Old Swan Lane, Hailsham																				
724/1310	Land between Station Road and Old Swan Lane, Hailsham																				

COMMENTARY	
Site	Site is 7.5ha and is a former wastewater treatment works but is now a vacant field
Parish / Settlement	Hailsham / Hailsham (Type 1 settlement – Town)
Development Proposal	The north western corner (1.8ha) is a proposed allocation for 40 dwellings and is not assessed here. The remainder of the site is assessed for employment use although it is promoted for residential use development. The SHELAA concluded residential use to be unsuitable on the entirety of the site, and as such, this is not tested as part of the SA process.
Summary of Assessment	The site comprises of an area of grassland that was previously used as a site for a former wastewater treatment work located at the southeastern edge of Hailsham. The site is assessed for the provision of employment development and would therefore provide job opportunities, as well as the opportunity to develop skills and training locally. Further investigation would however be required in relation to potential contamination issues on site, as well as odour mitigation due to the wastewater treatment to the south of the site. The site benefits from existing vehicular access, albeit upgrade would result in the removal of priority habitats, which would have a negative impact on the biodiversity objective regardless of the potential for biodiversity net gain. Alternative access arrangements have not been proven as possible or suitable. The site is located with the hydrological catchment of the Pevensey Levels SAC/Ramsar site and will need to be subject to an Appropriate Assessment. Owing to the limited information on the development proposal, there is some uncertainty on the likely impacts of the proposed development and the associated mitigation measures which could be provided, although the majority is likely to be addressed by measures required from the planning policies.
Mitigation Measures	• Not all mitigations measures have been identified at this stage • All development within the hydrological catchment of the Pevensey Levels SAC will be required to provide at least 3 levels of SuDS treatment. • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	Hailsham is classified as a sustainable settlement as it offers significant services, amenities, public transport options and employment opportunities. Other sites are put forward for development near the site and across Hailsham which may have cumulative impacts on the settlement or the wider area. Together with other land within the area, further work will be needed to understand the impacts on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities, and potential impacts on the Pevensey Levels SAC/Ramsar.
Select / Reject / Uncertain	**REJECT for Employment**

IMPACTS OBJECTIVES	COMMENTARY
Major Positive Impacts	
	NONE
Minor Positive Impacts	
Economy & Employment	Development will provide additional employment floorspace and provide local jobs. It could also provide opportunities for local business to grow/expand.
Education & Skills	The proposed development will offer employment opportunities which are linked to skills acquisition and vocational training.
Uncertain Impacts	
Climate Change Adaptation	Specific climate change adaption measures need to be identified.
Flood Risk	The eastern part of the site is within Flood Zone 2 and 3a with the remainder of the site within Flood Zone 1. There are some areas of surface water flood risk to the north of the site. the site is not affected by ground water flood risk. Only less vulnerable uses, which includes the proposed use of this site (employment), are permitted within Flood Zone 2 and 3a in line with government guidance on flood risk and coastal change. The proposed development of the site is therefore suitable, however a sequential approach to the location of development on site should still be taken to direct development first to the areas of the site not at risk of flooding. Mitigation measures will need to be identified to address the flood risk from the watercourse within the site and in terms of surface water runoff as development will introduce impermeable surfaces.
Pollution	There could be potential contamination from the previous use of the site as a wastewater treatment works. Investigations would be required. The South Hailsham Water Treatment Works located to the southeast of the site may require mitigations due to odour impacts although proposal form employment development would be less sensitive. Potential for noise from the recycling centre, Swan Business Centre and industrial estate.
Green & Blue Infrastructure	The site has mature vegetation along Old Swan Land and part of Station Road (also Priority Habitat). Internally the site has a wooded area to the west (not assessed as such as part of the proposed scheme) and a network of mature hedgerow linking Old Swan Lane to the block of Priority Habitat. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
Biodiversity	The site is neighbouring the Pevensey Levels Ramsar/SAC/SSSI and a biodiversity opportunity area. There are no designated biodiversity sites within the site. The site is located within the hydrological catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will need to be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and the biodiversity of the Levels. The southwestern part of the site fronting onto Station Road is partially covered by priority habitat deciduous woodland, which may require removal to accommodate vehicular access to the site from Station Road, although alternatives may be available. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative	
Transport & Accessibility	Hailsham does not have a rail station. Polegate Station is the nearest station, approximately 4 miles to the south, with services to London, Hastings and Brighton. The Cuckoo Trail nearby provides a walking and cycling route to Polegate, although access to the station is more likely to be undertaken by bus or private vehicle. The site is within a 15-minute walk of Hailsham High Street and its services and amenities. There are bus stops within a 5-minute walk along Station Road, with a direct but infrequent service to Hailsham Centre. Footpaths are currently available along the western side of Station Road following the implementation of the neighbouring 700-dwelling development, with further pedestrian provision expected along Station Road through that scheme. Appropriate crossing facilities may also be required to connect to these routes. The site benefits from an existing vehicular access from Station Road to the south, but this is likely to require significant upgrading to accommodate development and may result in the loss of priority habitat deciduous woodland. Access is also available via Old Swan Lane. However, no details of a suitable or achievable access have been provided, making he site unacceptable for redevelopment.
No Significant Impacts	
	The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Soil, Land & Minerals; Landscape & Townscape; Historic & Cultural Heritage; Housing; Health & Wellbeing; Quality of Life & place; Social Inclusion; Town & Village Centres**

PARISH: HAILSHAM

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	SA Reg 18(1) Results																				
903/1310	Land and access track to the rear of 168 Battle Road, Hailsham																				
903/1310	Land and access track to the rear of 168 Battle Road, Hailsham																				

COMMENTARY	
Site	Site is 0.73ha and include a builder's yard.
Parish / Settlement	Hailsham / Hailsham (Type 1 settlement – Town)
Development Proposal	20 (net) dwellings
Summary of Assessment	The site is located in the north east area of Hailsham, which is considered a 'sustainable settlement' according to the Council's settlement hierarchy. Development at this location would constitute infill development between Battle Road and a site with planning permission for up to 145 dwellings. This site is promoted for the provision of 20 dwellings, which has potential to make a positive contribution to the District's identified need. The site benefits from a good connection to the settlement with existing pedestrian access and frequent public transport options within reasonable walking distance from the site. However, the site does not currently benefit from a suitable access to allow for the intensification of use, and no details have been forthcoming on how this will be delivered. The site is therefore unsuitable without an access. Furthermore, mitigation measures to address potential harm to the adjacent heritage asset have not been adequately addressed in the quantum of development. The site is located with the hydrological catchment of the Pevensey Levels SAC/Ramsar site and will need to be subject to an Appropriate Assessment.
Mitigation Measures	• Not all mitigations measures have been identified at this stage • All development within the hydrological catchment of the Pevensey Levels SAC will be required to provide at least 3 levels of SuDS treatment. • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	Hailsham is classified as a sustainable settlement as it offers significant services, amenities, public transport options and employment opportunities. Other sites are put forward for development near the site and across Hailsham which may have cumulative impacts on the settlement or the wider area. Together with other land within the area, further work will be needed to understand the impacts on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities, and potential impacts on the Pevensey Levels SAC/Ramsar.
Select / Reject / Uncertain	**REJECT for Residential**

IMPACTS OBJECTIVES	COMMENTARY
Major Positive Impacts	
	NONE
Minor Positive Impacts	
Flood Risk	The site is wholly within Flood Zone 1 and is not affected by ground water flood risk. Small isolated areas in the centre of the site and on the southern boundary are affected by surface water flooding although it would have a marginal impact on the developable area without interfering with the existing access of the site. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Housing	20 homes proposed which would make a positive contribution to housing need. Details needed on type/tenure of homes.
Town & Village Centres	Site well related to Hailsham and would support long-term vitality and viability of settlement.
Uncertain Impacts	
Climate Change Adaptation	Specific climate change adaption measures need to be identified.
Green & Blue Infrastructure	Part of the site comprises a field and the site is bound by mature trees and hedgerows which connect into the patchwork of fields to the east. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
Biodiversity	The site is about 650m west of the Pevensey Levels Ramsar/SAC/SSSI and 200m from a biodiversity opportunity area. There are no designated biodiversity sites within the site. The site is located within the hydrological catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will need to be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and the biodiversity of the Levels. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
Historical & Cultural Heritage	The site is not within a conservation area. However, a Grade II Listed Building (Whiteoaks) and its curtilage is located adjacent to the western boundary of the site. Any development would need to respect this historic setting and consider what mitigations would be required to lessen the impact of development. The site is adjacent to an Archaeological Notification Area (ANA).
Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
Quality of Life & Place	Further details required.
Social Inclusion	Further details required.
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Historical & Cultural Heritage	The site is not within a conservation area. However, a Grade II Listed Building (Whiteoaks) and its curtilage is located adjacent to the western boundary of the site. Development on the site could erode the asset's remaining semi-rural setting and further urbanise its surroundings, resulting in some harm to its significance. Whilst if the field immediately east of the site were to be developed and would reduce the extent of this change, development would still need to respect the historic setting of the listed building and incorporate mitigation measures. The site is adjacent to an Archaeological Notification Area (ANA).
Major Negative	
Transport & Accessibility	Hailsham does not have a rail station. Polegate Station is the nearest station 4.3 miles to the south with services to London, Hastings and Brighton although it cannot be accessed via pedestrian footpaths and would require the use of bus services from Hailsham Centre or private vehicle. The site is within 20 mins walk of the High Street in Hailsham with its services and amenities. The site can be accessed via existing pedestrian footpaths. There are bus stops within 5 mins walk with direct frequent services to Hailsham Centre and other larger settlements, both accessible via pedestrian footpaths. The site is accessed via a narrow, single-width track located between two dwellings off the A295 (Battle Road). The existing vehicular access has limited visibility in both directions due to a road fronting dwelling to the north and established roadside vegetation to the south. Vehicular access may alternatively be achieved via adjacent SHELAA site 135/1310 to the east or through residential development to the south, albeit there is currently no evidence to suggest this could happen.
No Significant Impacts	
	The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Soil, Land & Minerals, Pollution; Landscape & Townscape; Health & Wellbeing; Economy & Employment; Education & Skills**

PARISH: HAILSHAM

		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	**Address**																				
N/A	**Not assessed in SA Reg 18(1)**																				
	SA Reg 18(2) Results																				
1223/1310	25 London Road, Hailsham, East Sussex																				

COMMENTARY	
Site	Site is 0.08ha and is used as a car park with some grass area
Parish / Settlement	Hailsham / Hailsham (Type 1 settlement – Town)
Development Proposal	5 (net) net dwellings
Summary of Assessment	The site is located along London Road, in central Hailsham, which is considered a 'sustainable settlement' according to the Council's settlement hierarchy. It is a part brownfield site within the settlement boundary and would constitute infill development within the town. The site is assessed for the provision of 5 dwellings, which would make a positive contribution to the District's identified need. The site is centrally located and benefits from a good connection to the settlement with existing pedestrian access and frequent public transport options within reasonable walking distance from the site. This will have a positive impact on the vitality and viability of the settlement although the loss of parking provision would need to be appropriately justified. The site benefits from a good connection to the settlement with existing pedestrian access and frequent public transport options within reasonable walking distance from the site. However, no details have been provided on how the site can be suitably developed to accommodate development, provide access, and sufficient car parking. Without these further details, development of this constrained site is inappropriate.
Mitigation Measures	• Not all mitigations measures have been identified at this stage • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	The site is centrally located within Hailsham, which is classified as a sustainable settlement as it offers significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities.
Select / Reject / Uncertain	**REJECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Flood Risk	The site is not affected by pluvial, fluvial and ground water flood risk. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Minor Positive Impacts		
	Soil, Land & Minerals	The site is part brownfield land and development at this location will contribute to the efficient use of land.
	Biodiversity	There are no designated sites near the site and it is not within a biodiversity opportunity area. There is no designated biodiversity sites or priority habitats within the site. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021. The site is immediately adjacent to the Pevensey Levels hydrological catchment and therefore may drain to the Levels. If this is the case an Appropriate Assessment will be required.
	Housing	5 homes proposed which would make a positive contribution to housing need. Details needed on type/tenure of homes although considering the site size, development tis likely to be flatted and therefore contribute to the need supply of smaller dwelling units.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Green & Blue Infrastructure	There are some mature trees on site. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
	Town & Village Centres	Site centrally located which would form infill development and support long-term vitality and viability of settlement although it would also result in the potential loss of car parking which would need to be appropriately justified.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative		
	Transport & Accessibility	Hailsham does not have a rail station. Polegate Station is the nearest station 3.7 miles to the south with services to London, Hastings and Brighton although it cannot be accessed via pedestrian footpaths and would require the use of bus services from Hailsham Centre or private vehicle. The site is within 5 mins walk of the High Street in Hailsham with its services and amenities. There are bus stops within 150 m from the site with a direct frequent service to Hailsham Centre and other large settlements, accessible via existing footpaths. The site benefits from existing access onto London Road, however no further information has been provided to demonstrate how suitable vehicular access, parking and other development constraints could be addressed on this relatively small site.
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Pollution; Landscape & Townscape; Historical & Cultural Heritage; Health & Wellbeing; Economy & Employment; Education & Skills**

PARISH: HAILSHAM

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in SA Reg 18(1)																				
	SA Reg 18(2) Results																				
1259/1310	Mushroom Farm, Saltmarsh Lane, Downash, Hailsham																				

COMMENTARY	
Site	The site is 18.40 ha and agricultural and residential use
Parish / Settlement	Hailsham / Hailsham (Type 1 – Town)
Development Proposal	400 (net) dwellings
Summary of Assessment	The site is located to the south of Hailsham, which is considered a 'sustainable settlement' according to the Council's settlement hierarchy. It is adjacent to the built-up area south of the 700-home development. The site is promoted for the provision of 400 dwellings, which has potential to make a significant contribution to the District's identified need. The site relates to the settlement, which would have a positive impact on the vitality and viability of the settlement, although it does not currently benefit from formalised connections. There is no reasonable potential for those, as well as access arrangements, to be provided on the existing road network of Saltmarsh Lane and no details have been provided on whether access can be utilised through the neighbouring development site. The western part of the site is affected by flooding, priority habitat and a scheduled monument, which would be adversely affected by development of the extent proposed. The site is located with the hydrological catchment of the Pevensey Levels SAC/Ramsar site and will need to be subject to an Appropriate Assessment.
Mitigation Measures	• Not all mitigations measures have been identified at this stage • All development within the hydrological catchment of the Pevensey Levels SAC will be required to provide at least 3 levels of SuDS treatment. • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	Hailsham is classified as a sustainable settlement as it offers significant services, amenities, public transport options and employment opportunities. Other sites are put forward for development near the site and across Hailsham which may have cumulative impacts on the settlement or the wider area. Planning permission have been granted to the north of the site for the provision of 700 new homes and is currently under construction. This will change the immediate character of the area. Together with other land within the area, further work will be needed to understand the impacts on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities, and potential impacts on the Pevensey Levels SAC/Ramsar.
Select / Reject / Uncertain	**REJECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	400 homes proposed which would make a significant positive contribution to housing need. Details are needed on type/tenure of homes.
Minor Positive Impacts		
	Economy & Employment	The development will create temporary jobs during the construction phase which is estimated to last 5-8 years.
	Town & Village Centres	The site is close to the centre of the settlement and well connected to Hailsham and other larger settlements which will support the long-term vitality and viability of those settlements.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Water Resources	Wealden is in an area of serious water stress and development of this scale may have an impact on water resources.
	Soil, Land & Minerals	The site is greenfield land of good to moderate quality (Grade 3), there is however low likelihood that it is 'best and most versatile' agricultural land.
	Pollution	Development of the site could introduce more light pollution in the area, which is classed as being on the fringe of a darker area in the CPRE's light pollution mapping. However, the site immediately north is currently under construction for residential development and will alter the light pollution map prior to this site progressing to application and construction stage. Tributaries of the Pevensey Haven water body run to the south of the site and flooding flow path are connected to them. Pevensey Haven is classified by the Environment Agency as being in a moderate ecological status. Development of the site could exacerbate its ecological status through potential pollution, directly or indirectly through surface water runoff and discharge.
	Green & Blue Infrastructure	There are trees and hedgerows along the site boundaries, which provide wildlife corridors and contribute to the green infrastructure network in the area. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Biodiversity	There are no designated sites near the site. There are coastal and floodplain grazing marsh priority habitats within the western part of the site. It overlaps with the areas at risk of flooding and therefore should not be affected by development. The site is located within the hydrological catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will need to be subject to appropriate assessment under the Habitat Regulations. It will also need to secure necessary mitigation to control water flows and protect water quality and the biodiversity of the Levels. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Landscape & Townscape	The site sits adjacent to a site approved for major residential development to south east of Hailsham. Only the western part of the site is included within the Landscape Sensitivity Assessment and is considered to by within the Pevensey Levels character assessment which is low to moderate sensitivity to residential development. Most of this area is affected by flood risk, priority habitat and a schedule monument and therefore is unlikely to accommodate development. The consolidation of built form at this location will further alter the growth pattern of the town and local character although the bulk of change at this location will be introduced by the site currently under construction to the north of the site. Further details required.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Health & Wellbeing	A health impact assessment will be required due to the scale of the proposed development. The proposal is likely to be supported by the provision of open space and/or equipped play area although further details are required.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Flood Risk	The site is affected by fluvial and pluvial flood risk to the west which will reduce the developable area. The site is not affected by groundwater flood risk. Whilst the application of a sequential approach and the provision of appropriate mitigation measures, such as SuDS, may enable development to come forward, flood risk will limit the extent and layout of development on the site.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Historical & Cultural Heritage	A Scheduled Monument (Downash Farmstead) is located within the site and represents a significant heritage constraint. Development has the potential to harm the significance and setting of this asset. However, the Heritage Impact Assessment 2026 concludes that this harm could be mitigated to a considerable degree by directing development away from the Scheduled Monument and its immediate setting and incorporating appropriate design and landscaping measures.
Major Negative		
	Transport & Accessibility	Hailsham does not have a rail station. Polegate Station is the nearest station 4 miles to the south with services to London, Hastings and Brighton. The Cuckoo Trail nearby provides a walking/cycling route to connect to Polegate, but the most convenient and frequently used option would be access by private vehicle or bus from Hailsham town centre. The site is a 40 mins walk of the High Street in Hailsham with its services and amenities, which is considerable, and the site does not benefit from pedestrian arrangements.. Bus stops are available within 25 mins walk away and access to these would require the provision of new pedestrian links. The site benefits from an existing vehicular access via Saltmarsh Lane, however this route is narrow, poorly connected to the wider highway network and is unlikely to be suitable for the scale of development proposed without substantial improvement works. Access may also be affected by flood risk at certain times. Alternative access through the neighbouring site to the north have not been demonstrated to be achievable.
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Education & Skills**

PARISH: HELLINGLY

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	**Not assessed in SA Reg 18(1)**																				
	SA Reg 18(2) Results																				
974/3000	Windy Ridge, Featherbed Lane, Hellingly																				

COMMENTARY	
Site	Site is 0.29ha and is in agricultural use (Grade 3a)
Parish / Settlement	Hellingly / Hailsham (Type 1 – Town)
Development Proposal	5 (net) dwellings
Summary of Assessment	The site is located to the northeast of Hailsham, which is considered a 'sustainable settlement' according to the Council's draft settlement hierarchy. The site is assessed for the provision of 5 dwellings, which would make a positive contribution to the district's identified housing need. Access arrangements have not been disclosed, and the site currently shares an access with neighbouring properties. The site in isolation would not be acceptable from a transport and accessibility perspective, or without suitable access. Development at this location would result in the loss of some of the most and best versatile agricultural land (Grade 3A). The site is located with the hydrological catchment of the Pevensey Levels SAC/Ramsar site and will need to be subject to an Appropriate Assessment.
Mitigation Measures	• Mitigation measures have not been identified at this stage. • All development within the hydrological catchment of the Pevensey Levels SAC will be required to provide at least 3 levels of SuDS treatment. • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	Hailsham is classified as a sustainable settlement as it offers significant services, amenities, public transport options and employment opportunities. Other sites are put forward for development near to the site and across Hailsham which may have cumulative impacts on the settlement or the wider area, including immediately south and west of the site which was granted planning permission for 360 units. Together with other land within the area, further work will be needed to understand the impacts on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities.
Selection / Rejection / Uncertain	**REJECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Flood Risk	The site is not affected by pluvial, fluvial and ground water flood risk. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Minor Positive Impacts		
	Housing	The 5 dwellings proposed would make positive contribution to housing need. Details are needed on type/tenure of homes.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Pollution	Development of the site could introduce more light pollution in the area, which is classed as being on the fringe of a darker area in the CPRE's light pollution mapping. However, the neighbouring site to the south and west was granted planning permission for the provision of 360 dwellings and therefore, if implemented, is likely to alter the area regardless of the proposed site being developed.
	Green & Blue Infrastructure	The site has mature trees to the frontage, ancient woodland to the north which is also deciduous woodland priority habitat and hedgerows to the boundary. It provides wildlife corridors and contributes to the green infrastructure network in the area. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Biodiversity	There are no designated sites within the site. However, the site is bordered by Ancient Woodland to the north, is located within the hydrological catchment of the Pevensey Levels SAC/Ramsar site and within the Pevensey & Cuckmere Valley Link Biodiversity Opportunity Area. Development may drain to the Levels and will need to be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and the biodiversity of the Levels. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Historic & Cultural Heritage	There is a Grade II listed building, Cherry Tree, so the southeast of the site, next to the access road. The curtilage of the listed building is bordered by trees and development at this location may affect its setting. There is an archaeological notification area to the north of the site.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Soil, Land & Minerals	The site is greenfield land with around 50% of the site is Grade 3a agricultural land and development would therefore result in the loss of the some of the best and most versatile agricultural land.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative		
	Transport & Accessibility	Hailsham does not have a rail station. Polegate Station the nearest station is 5.3 miles to the south. The site is within close proximity of bus stops to the south, with regular connection to larger settlement (Hailsham, Eastbourne, Polegate, Lewes, Brighton and Tunbridge Wells). However, the site does not benefit from pedestrian footpath or cycle infrastructure, with limited opportunity to deliver them alongside the proposal. The access to the site is currently shared with neighbouring properties, with the site failing to include any access proposals or show the site boundary adjoining the highways for access delivery. Development in isolation would therefore be unsuitable in access and accessibility terms..
No Significant Impacts		
		Owing to the size of development the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Pollution; Landscape & Townscape; Health & Wellbeing; Economy & Employment; Town & Village Centres; Education & Skills**

PARISH: HELLINGLY

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	SA Reg 18(1) Results																				
	SA Reg 18(2) Results																				
1079/3100	Land at Broad Farm, south of New Street, Lower Horsebridge																				

COMMENTARY	
Site	Site is 16.38ha and is agricultural land (Grade 3b, with a small portion of Grade 3a along the eastern boundary of the site)
Parish / Settlement	Hellingly / Lower Horsebridge (Type 4 – Secondary Village)
Development Proposal	400 (net) dwellings
Summary of Assessment	The site is adjacent to Lower Horsebridge, which is considered a 'sustainable settlement' according to the Council's settlement hierarchy. The site is promoted for the provision of 400 dwellings, which has the potential to make a significant contribution to the District's identified need. The site is well connected to the existing settlement as well as larger towns, which would have a positive impact on the vitality and viability of the settlement. The site benefits from some access to services and facilities and sustainable public transport options. Further access arrangements will need to be considered to secure a safe access as part of the comprehensive development of the site. The development of the site will result in the loss of a parcel of greenfield land which includes some of the best and most versatile agricultural land (Grade 3a). The consolidation of built form as this location will alter the growth pattern of the area, but located outside of a protected landscape with limited on site constraints. Owing to the limited information on the development proposals, there is some uncertainty on the mitigation measures which could be provided, although the majority is likely to be addressed by measures required from local planning policies. Further information will be needed to ensure mitigation measures are appropriate.
Mitigation Measures	• Not all mitigation measures have not been identified at this stage. • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts.
Cumulative Impacts	Lower Horsebridge is classified as a sustainable settlement as it offers good sustainable access to a higher order settlement (Hailsham) whilst also providing for the day-to-day needs of its residents. There are a number of sites put forward for development adjacent to the village. Planning permissions have been granted adjacent to the southeast of the site for the provision of 55 residential dwellings, with a further 130 dwellings permitted further east past the B2104. This is likely to change the immediate character of the area. Further sites are under consideration for allocation within the Local Plan to the west of the B2104, including SHELAA Site 1233/3000, which is promoted for 100 dwellings on the southern parcel, with open space on the northern parcel, and SHELAA site 009/3100, which is promoted for 14 dwellings. Together with other land within the area, further work will be needed to understand the impacts on the transport network (through a county-wide transport model), including in relation to the impact on the Boship roundabout and the wider A22 corridor, and other infrastructure such as education, health services and community facilities.
Selection / Rejection / Uncertain	**SELECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	400 dwellings proposed which would make a major positive contribution to housing need. Details are needed on type/tenure of homes.
Minor Positive Impacts		
	Green & Blue Infrastructure	There are no designated sites near the site and it is not within a biodiversity opportunity area. There is no designated biodiversity sites or priority habitats within the site. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Economy & Employment	The development will create temporary jobs during the construction phase which is estimated to last 5-8 years.
	Town & Village Centres	The site is close to the centre of the settlement and well connected to Hailsham and other larger settlements which will support the long-term vitality and viability of those settlements.
	Transport & Accessibility	Lower Horsebridge does not have a rail station. Berwick and Polegate Stations are both 4.8 miles to the south. However, the site within 5 minutes' walk to bus stops, via the PROW track and along the footway on both sides of the B2104, with differing routes providing very frequent connection to larger settlements (Hailsham, Eastbourne, Polegate, Lewes, Brighton and Tunbridge Wells). The site borders the A267 to the north and the B2104 to the east and therefore access options would need to consider highway safety, speed limit and infrastructure required while achieving a comprehensive development of the area in the context of the surrounding sites. The site is within walking distance of Lower Horsebridge, a Type 4 settlement with regular bus provision, and close to a number of facilities. Footways would need to be upgraded as well as the multiple PRoW running through the site, but this connectivity is enhanced compared to other rural or edge of settlement sites.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Flood Risk	The site is wholly within Flood Zone 1. The site is marginally affected by surface water flood risk which would not reduce the developable area. Around 15% of the site is affected by groundwater flood risk which would require further investigation. The application of a sequential approach to the location of development alongside the provision of appropriate measures such as SuDS should allow the delivery of the proposed development. The impacts of the proposed development will remain uncertain until further information is submitted.
	Water Resources	Wealden is in an area of serious water stress and development of this scale may have an impact on water resources.
	Green & Blue Infrastructure	There are trees and hedgerows along the site boundaries, which provide wildlife corridors and contribute to the green infrastructure network in the area. There is priority habitat deciduous woodland to the north west of the site which links with the trees along the access track and the biodiversity opportunity area to the east of the site. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Impacts are considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Landscape & Townscape	The site is generally visually well contained by mature wooded field boundaries, although occasional open views into the site increase its visibility... Key landscape features including mature wooded field boundaries and in field trees, contribute to landscape character and sensitivity. The 2023 Landscape Sensitivity Assessment identifies the site as being of moderate sensitivity to residential development, noting the need to retain important landscape features, views towards Hellingly Church and the setting of nearby heritage assets. The scale and quantum of growth envisaged could alter the existing settlement pattern and would be at variance with the predominantly road frontage ribbon style of development. However, the assessment identifies opportunities for mitigation through the retention and enhancement of landscape features and the provision of landscape buffers. The changing context of surroundings will also alter the context of this site.
	Historic & Cultural Heritage	Further details are required, including in relation to proposed layout. Although there are no listed buildings within the site, three Grade II listed buildings lie in close proximity of the site. The settings of these buildings could be impacted by new development and increases sensitivity. The site is also located near the Hellingly Conservation Area boundary with views from the site towards Hellingly Church. Occasional views into the site increase sensitivity including from the public right of way crossing the site.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Health & Wellbeing	A health impact assessment will be required due to the scale of the proposed development. The proposal is likely to be supported by the provision of open space and/or equipped play area although further details are required.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Soil, Land & Minerals	The site is greenfield land with around 10% of the site being Grade 3a agricultural land and development would therefore result in the loss of some of the best and most versatile agricultural land.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Pollution	Development of the site could introduce more light pollution in the area, which is classed as being on the fringe of a darker area in the CPRE's light pollution mapping. The site is bordered by the A267 providing a potential source of noise for prolonged period of time for occupiers of any development. Noise attenuations measures may be required.
Major Negative		
		NONE
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Soil, Land & Minerals; Pollution; Education & Skills**

PARISH: HELLINGLY

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	SA Reg 18(1) Results																				
	SA Reg 18(2) Results																				
1081/3000	Hursthaven Nursery, New Road, Hellingly																				

COMMENTARY	
Site	Site is 0.56ha and is in residential use
Parish / Settlement	Hellingly / Hailsham (Type 1 – Town)
Development Proposal	5 (net) dwellings
Summary of Assessment	The site is located to the northeast of Hailsham, which is considered a 'sustainable settlement' according to the Council's draft settlement hierarchy. The site is assessed for the provision of 5 dwellings, which would make a positive contribution to the district's identified housing need. Access arrangements have not been disclosed, and the site is currently served by an existing vehicular access of New Road, which is a narrow, partly single-width and affected by flood risk and therefore is not suitable at all times. The site in isolation would not be acceptable from a transport and accessibility perspective. Development at this location would result in the use of brownfield land. The site is located with the hydrological catchment of the Pevensey Levels SAC/Ramsar site and will need to be subject to an Appropriate Assessment.
Mitigation Measures	• Mitigation measures have not been identified at this stage. • All development within the hydrological catchment of the Pevensey Levels SAC will be required to provide at least 3 levels of SuDS treatment. • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts.
Cumulative Impacts	Hailsham is classified as a sustainable settlement as it offers significant services, amenities, public transport options and employment opportunities. Other sites are put forward for development near the site and across Hailsham which may have cumulative impacts on the settlement or the wider area, including immediately east of the site which was granted planning permission for 360 units. Together with other land within the area, further work will be needed to understand the impacts on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities.
Selection / Rejection / Uncertain	**REJECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
		NONE
Minor Positive Impacts		
	Soil, Land & Minerals	The site is previously developed land and development at this location will contribute to the efficient use of land.
	Housing	5 dwellings proposed which would make a positive contribution to housing need. Details are needed on type/tenure of homes.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaption measures need to be identified.
	Pollution	The Hurst Haven at Hailsham forms the northern and western boundaries of the site and is classified by the Environment Agency as being in a moderate ecological status. Development of the site could exacerbate the rivers moderate ecological status through potential pollution, directly and indirectly through surface water runoff and discharge. This can be mitigated via appropriate measures. Development is proposed in a brighter area in the CPRE's light pollution mapping which is comparable to the existing developed area of Hailsham.
	Green & Blue Infrastructure	The site is surrounded by open countryside (although the site to the east has been granted planning permission for residential development, which will include the provision of a country park to the north of the site) and is bound by mature trees and hedgerows that connect into the wider field boundaries and areas of woodland. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Biodiversity	There are no designated sites near the site, but the site is within the Pevensey & Cuckmere Valley Link Biodiversity Opportunity Area. There is no designated biodiversity sites or priority habitats within the site. It is located within the hydrological catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will need to be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and the biodiversity of the Levels. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Historic & Cultural Heritage	There are three Grade II listed building within close proximity of the site. The site is well enclosed, and development would not impact on these. There is an archaeological notification area to the southwest of the site.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative		
	Flood Risk	The site is not affected by surface water and groundwater flooding. Around 5% of the site is within Flood Zone 2 along the north west boundary which reduces the developable area but would not preclude the delivery of the proposed quantum in itself. The extent of the site does not include access to the highway, but the site is currently access via a track from New Road, which is affected by flood zone 3 and prevents the creation of safe access at all times. Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Transport & Accessibility	Hailsham does not have a rail station. Polegate Station the nearest station, approximately 5.3 miles to the south. The site is within 10 minutes' walk to bus stops, with regular connections to larger settlements (Hailsham, Eastbourne, Polegate, Lewes, Brighton and Tunbridge Wells). However, the site does not benefit from pedestrian footpath or cycle infrastructure, with limited opportunity to deliver them alongside the proposal. The site extent does not include access to the highway and no evidence has been provided to demonstrate how suitable vehicular, pedestrian and cycle access can be achieved. Whilst the site is currently served by an access from New Road, this is narrow and is affected by Flood Zone 3, with flood risk cited as a reason for refusal of planning permission in November 2024. Access via neighbouring land may provide a more suitable solution, but this has not been demonstrated.
No Significant Impacts		
		Owing to the size of development the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Landscape& Townscape; Health & Wellbeing; Economy & Employment; Town & Village Centres; Education & Skills**

PARISH: MARESFIELD

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	**SA Reg 18(1) Results**																				
720/3120	Land at Batts Bridge Field, Batts Bridge Road, Maresfield																				

COMMENTARY	
Site	The site is 9.88ha and is in agricultural use, located to the south of the A22 and the east of the A272, to the south of Maresfield.
Parish / Settlement	Maresfield / Maresfield (Type 4 Settlement – Secondary village)
Development Proposal	The site is promoted for employment only. This site has also been assessed as land within SHELAA Site 980/3120.
Summary of Assessment	This is a relatively isolated rural site, remote from public transport, local services and facilities and visually and functionally separated from the village of Maresfield. Whilst the proposed development could be seen as an extension to the Ashdown Business Park, this is a significant quantum of floorspace in a rural location and on a site which has an open visual character and intermittent clear views in from both the A272, A22 and PROWs. It is possible that it would have an adverse impact on the countryside and landscape setting in this location, and this would need to be considered in terms of mitigation. An appropriate vehicular access from the A272, or from the adjoining Ashdown Business Park would be required although no evidence demonstrating this has been addressed has been provided. There is no safe pedestrian access along the A272 until the road is alongside the Ashdown Business Park, and no access to cycle infrastructure. No details have been submitted of biodiversity mitigation, on this sensitive and constrained site, in parts.
Mitigation Measures	• Specific mitigation measures have not been identified at this stage. • The implementation of specific Local Plan policies in relation to Climate change adaptation and mitigation, Green & Blue Infrastructure, Biodiversity and Landscape and Townscape, could also help to mitigate impacts.
Cumulative Impacts	No adjacent sites have planning permission or are under construction. However, this site forms part of SHELAA Site 980/3120 and if it came forward alongside the other adjacent SHELAA sites, cumulatively they would need to consider the impact on the landscape in this area and the highways impact. Highway improvements associated with other nearby future schemes should be considered as part of any proposals.
Select / Reject / Uncertain	**REJECT for Employment**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Economy & Employment	The proposed development is for a significant quantum of mixed-use employment floorspace which would make a significant contribution to employment needs within the district.
Minor Positive Impacts		
	Flood Risk	Part of the southwest of the site is within Flood Zones 2, 3a and 3b (functional floodplain) associated with the Batts Bridge Stream which flows along the southwestern boundary of the site. The details provided as part of the outline planning application for the wider SHELAA site (980/3120) demonstrate that development is to be kept away from that area. The southwest also contains small linear areas of surface water flood risk which would require mitigation. The site is not at risk of groundwater flooding. Notwithstanding the existing flood risk on site, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Education & Skills	The proposed development is for employment use, and this could provide opportunities for training/skills-based learning, depending on the type of development that comes forward.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Soil, Land & Minerals	The agricultural land here is classified as Grade 3 by the ALC. However, it does not differentiate between Grade 3a and Grade 3b land. Therefore, development could result in the loss of BMV land if it is Grade 3a. It is also understood that PFAS may be present on the site. Further work will need to be undertaken to assess any land contamination risk and to identify whether potential mitigation is possible.
	Pollution	The CPRE identifies the area as having relatively high sky brightness indicating existing high levels of artificial light and a relatively light night-time environment. Development of this type in this location is unlikely to have a significant impact on light pollution levels. There is an existing sewerage works adjacent to the site and there could be issues with odour that would require further investigation and potential mitigation. Noise pollution is unlikely to be an issue given the proposed development and the presence of the existing Ashdown Business Park, recycling site and Fire Brigade Training Centre adjacent to the northeast of the site. It is also understood that PFAS may be present on the site. Further work will need to be undertaken to assess any pollution risk and to identify whether potential mitigation is possible.
	Green & Blue Infrastructure	There are hedgerows, trees and woodland surrounding the site that connect to priority habitats at the north-eastern boundary and south-western corner of the site and to the wider countryside. Development would need to retain, protect and enhance these boundary treatments to maintain the green infrastructure network of the area. The Batts Bridge Stream flows along the southwestern boundary and would also require retention and protection to maintain the blue infrastructure network. Development of the site in isolation would provide more limited opportunities to deliver a comprehensive green and blue infrastructure network across the wider area. These objectives are more effectively achieved through the coordinated development of the adjoining larger site.
	Landscape & Townscape	The 2023 Landscape Sensitivity Assessment states that the area has moderate sensitivity to commercial/industrial development types. The site is influenced by the proximity of existing large scale commercial development and the A272/A22 intersection to the north, impacting the overall sense of remoteness and tranquility. However, the site has an open visual character with intermittent clear views into the site from both the A272 and A22, and the public right of way. There is currently little development across the site, and although it is adjacent to an area of existing commercial development to the north, that development is well enclosed from the site by a thick band of woodland. In isolation, the site provides less opportunity to establish a robust landscape structure and defensible settlement edge. These matters could be addressed more effectively through a comprehensive masterplan covering the wider adjoining site.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Biodiversity	The site is within a BOA and has ancient woodland (Park Wood) and pockets of priority habitat woodland adjoining the southwestern boundary, with priority habitat woodland also adjoining the northeastern boundary. Development would need to provide suitable buffers to the ancient and priority habitat woodland as well as consider the objectives of the BOA designation. All development will need to provide a minimum of 10% BNG. The site adjoins areas of priority habitat and woodland. Development as part of the wider site would allow habitat buffers, ecological connectivity and mitigation measures to be planned comprehensively across a larger area. Opportunities for achieving strategic biodiversity enhancements are more limited if the site is brought forward independently.
Major Negative		
	Transport & Accessibility	This is a relatively isolated rural site and is remote from public transport. In addition, an appropriate vehicular access from the A272, or from the adjoining Ashdown Business Park would be required which has not been demonstrated to-date. Without suitable access, development would be unacceptable. There is no safe pedestrian access along the A272 until the road is alongside the Ashdown Business Park, and no access to cycle infrastructure. The site has limited access to bus services, although new bus services are secured some way to the east of the site, but with limited information on connectivity of those. As a standalone site, the development would not be of sufficient scale to secure the strategic transport improvements, pedestrian and cycle connections, public transport enhancements and access infrastructure that could potentially be delivered through the wider redevelopment. Consequently, connectivity and accessibility issues are more difficult to address in isolation.
No Significant Impacts		
		Owing to the size, type and location of development, the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Historic & Cultural Heritage; Housing; Health & Wellbeing and Town & Village Centres.**

PARISH: ROTHERFIELD

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	**SA Reg 18(1) Results**																				
	SA Reg 18(2) Results																				
1015/1110	Orchard Farm (formerly Tubwell Farm), Tubwell Lane																				

COMMENTARY	
Site	Size is 4.46ha and comprises of agricultural land located to the south of Crowborough, to the east of Hadlow Down Road and Jarvis Brook Primary School.
Parish / Settlement	Rotherfield / Crowborough (Type 1 – Town)
Development Proposal	75 (net) dwellings
Summary of Assessment	The site comprises of agricultural land in a semi-rural location on the southeastern edge of Crowborough. This site is within the High Weald National Landscape, but it is well contained and screened given its sloping topography and the significant trees and hedgerows on its boundaries. Considering the position of existing residential development along Western Road, the development of the neighbouring SHELAA site (065/1110) and the site being opposite the primary school on Hadlow Down Road, it may form an extension to the urban area of Crowborough. Any development of the site for housing would require the provision of an upgraded or new vehicular access to Hadlow Down Road, which could be problematic given the bend and steep banking along the roadside. A transport assessment would be required to determine whether this is suitable / achievable, with full details then enabling consideration of the character and visual impact of viable options. The existing vehicular access at Tubwell Lane to the east is unsuitable owing to its narrow nature and mature tree boundaries and cannot be widened. No details have been submitted to show access is achievable.
Mitigation Measures	• Mitigation measures have not been identified at this stage. • All development within the 7km zone of influence for Ashdown Forest SPA will need to contribute to SANGS and SAMMS provision to mitigate its impact on the designation. • The implementation of specific Local Plan policies in relation to Climate change adaptation and mitigation, Green & Blue Infrastructure, Biodiversity and Landscape and Townscape, could also help to mitigate impacts
Cumulative Impacts	No adjacent sites have planning permission, but the site immediately north has recently been under construction for large scale residential development. Cumulatively, adjacent SHELAA sites would need to consider impact on landscape in this protected area, and potential impact to the Ashdown Forest SPA.
Select / Reject / Uncertain	**REJECT for Residential**

IMPACTS OBJECTIVES	COMMENTARY
Major Positive Impacts	
Flood Risk	The site is wholly within Flood Zone 1 and has no risk of surface water or groundwater risk of flooding on site. The site passes the sequential test for residential development. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Minor Positive Impacts	
Housing	The development would deliver 75 (net) dwellings on the developable area of the site, and this would contribute to the district's identified housing need. The site is being promoted to include affordable housing and a mix of dwellings, including bungalows.
Uncertain Impacts	
Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
Water Resources	Wealden is in an area of serious water stress and development of this scale may have an impact on water resources.
Green & Blue Infrastructure	The significant trees and hedgerows located along site boundaries and within the site provide excellent wildlife corridors and steppingstones to the wider area, particularly to the priority habitat (deciduous woodland) that adjoins the southwestern corner of the site. Any development should seek to retain and protect these trees and hedgerows to maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
Biodiversity	The site does not contain any designated sites. However, an area of Priority Habitat Deciduous Woodland adjoins the site's southeastern boundary and its protection would need to be considered as part of any development. The site is within 7km of the Ashdown Forest SPA and therefore, if the site were to come forward for development, it would require an appropriate assessment under the Habitats Regulations. All development will need to provide a minimum of 10% BNG.
Landscape & Townscape	The site is in a semi-rural location, on the southeastern edge of Crowborough. Considering the position of existing residential development along Western Road, the development of the neighbouring SHELAA site (065/1110) and the site being opposite the primary school on Hadlow Down Road, development may potentially form an extension to the urban area of Crowborough. However, the site is within the High Weald National Landscape and this area is considered to have a moderate to high landscape sensitivity. Consideration would also need to be given to the access proposals, seeking the least visually intrusive and safest option possible, to reduce an adverse effect on the bank and transition location in the countryside.
Town & Village Centres	The site is on the southeastern edge of Crowborough but is close to services and facilities including public transport. There are formal footpaths that provide connectivity from the site to Crowborough; however, these are located on the opposite side of Hadlow Down Road and a crossing point would need to be established as part of any development.
Quality of Life & Place	Further details required.
Social Inclusion	Further details required.
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative	
Transport & Accessibility	The development of the site for housing would require the provision of a new or significantly upgraded vehicular access on to Hadlow Down Road, However, no information has been provided to demonstrate that a safe and suitable access can be achieved, noting the need and steep banking along the roadside. Whilst there is a recently constructed access to development north of the site, it has not been demonstrated that this could serve the site. Although the site is adjacent to the proposed settlement boundary for Crowborough and therefore close to services, facilities and public transport, improvements to pedestrian connectivity would also be required. In the absence of evidence demonstrating that suitable vehicular access can be secured, significant concerns remain regarding the accessibility and deliverability of the site.
No Significant Impacts	
	Owing to the size, type and location of development, the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Soil, Land and Minerals; Pollution; Historic & Cultural Heritage; Health & Wellbeing; Economy & Employment and Education & Skills.**

PARISH: ROTHERFIELD

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	**Not assessed in SA Reg 18(1)**																				
	SA Reg 18(2) Results																				
1257/1110	Highfields Farm, Rotherfield																				

COMMENTARY	
Site	Site is 1.5ha and comprises an agricultural building and a residential dwelling
Parish / Settlement	Rotherfield / Rotherfield (Type 4 – Secondary village)
Development Proposal	15 (net) dwellings
Summary of Assessment	The site is adjacent to Rotherfield, which is considered a 'sustainable settlement' according to the Council's draft settlement hierarchy. The site is promoted for the provision of 15 dwellings, which has potential to make a significant contribution to the District's identified need. The site is near the centre of the settlement and relates well to the existing settlement. It is also connected to larger towns (Crowborough and Tunbridge Wells), which would have a positive impact on the vitality and viability of that settlement. The site benefits from good access to services and facilities and sustainable public transport options. Access arrangements are considered acceptable. The site is located within the High Weald National Landscape and benefits from relatively long reaching views across the wider area and therefore development across the entirety of the site would have significant negative impacts on the wider area. However existing buildings which would be replaced by the scheme are located within the western part of the site. Therefore development in that part of the site for a smaller scheme is likely to be more acceptable in landscape terms, subject appropriate massing and scaling of the proposed scheme. Further information will be needed to ensure mitigation measures are appropriate.
Mitigation Measures	• Mitigation measures have not been identified at this stage. • All development within the 7km zone of influence for Ashdown Forest SPA will need to contribute to SANGS and SAMMS provision to mitigate its impact on the designation. • The implementation of specific Local Plan policies in relation to Climate change adaptation and mitigation, Green & Blue Infrastructure, Biodiversity and Landscape and Townscape, could also help to mitigate impacts
Cumulative Impacts	No adjacent sites have planning permission or are under construction. There are no SHELAA sites within close proximity of the site. Together with other land within the area, further work will be needed to understand the impacts on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities, and potential impact to the Ashdown Forest SPA
Select / Reject / Uncertain	**SELECT for Residential**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Flood Risk	The site is not affected by pluvial, fluvial and ground water flood risk. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Minor Positive Impacts		
	Transport & Accessibility	Rotherfield does not have a train station. Crowborough train station is the nearest station 1.8 miles to the west of the site with services to London although it cannot be accessed via pedestrian footpath and would require the use of bus services or private vehicle. The site is within 5 minutes' walk to bus stops with differing route providing frequent connection to larger settlements (Heathfield, Crowborough and Tunbridge Wells). The site benefits from direct access onto the highway which did not attract highway objections upon submission of a planning application for residential development at this location, although it is likely to require upgrade and widening. The site is within walking distance of Rotherfield village centre, school and facilities and can be accessed via footways although width varies along the route. The site is bordered by a PRoW to the south which would need to be protected upon development of the site.
	Housing	The development would deliver 15 (net) dwellings on the developable area of the site, and this would contribute to the district's identified housing need. Due to the size of the site and lack of any scheme detail, the type and tenure of housing is unclear currently.
	Town & Village Centres	Site located near to village centre. Will support long-term vitality and viability of settlement.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Pollution	Development of the site could introduce more light pollution in the area, which is classed as being on the fringe of a darker area in the CPRE's light pollution mapping.
	Green & Blue Infrastructure	Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Biodiversity	The site does not contain any designated sites. The site is within 7km of the Ashdown Forest SPA and therefore, if the site were to come forward for development, it would require an appropriate assessment under the Habitats Regulations. All development will need to provide a minimum of 10% BNG.
	Landscape & Townscape	The site lies wholly within the High Weald National Landscape and is visually prominent within the wider landscape due to the openness of the countryside and the gently undulating landform, resulting in relatively far reaching views. The 2026 Landscape and Visual Appraisal considers the site to be of moderate sensitivity to small-scale residential development and identifies a moderate expression of the core components of character of the National Landscape. Development would have a moderate impact on these characteristics, although the appraisal identifies opportunities for mitigation to lessen these effects. Whilst development across the entirety of the site could appear out of keeping with the rural surroundings, the western part of the site contains existing buildings which could be replaced or integrated within development, subject to appropriate landscape mitigation. The eastern part of the site is more rural in character and relates more visually and functionally to the High Weald National Landscape and should therefore be avoided.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
	Social Inclusion	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative		
		NONE
No Significant Impacts		
		Owing to the size, type and location of development, the impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Soil, Land and Minerals; Historic & Cultural Heritage; Health & Wellbeing; Economy & Employment; Education & Skills**

APPENDIX B

APPENDIX B : GYPSY, TRAVELER & SHOWPEOPLE PITCHES

SUMMARY OF GTTSP SA SITE ASSESSMENTS

GTTSP – Site Assessments

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
835/1510	Land at Polly Arch, Lynholm Road, Polegate																				
1261/1610	The Stables, Hawkenbury Road, Bells Yew Green																				
1230/1210	Monkhurst Field, Sandy Cross Lane																				
1262/1980	Five Badgers and Little Robins, Stonehurst Lane, Mayfield																				
1217/1310	Land west of Station Road, Hailsham																				
467/1310	Development Land at Station Road, Hailsham																				
959/1210	Little Rose, Meres Lane, Cross in Hand, Heathfield																				
878/3300	Robins Nursery, Coldharbour Road, Upper Dicker																				
077/1630	Laurel Tree Farm, Boars Head, East Sussex																				
1069/1510	Polegate West																				
1280/1920	Granary, New Pond Hill, Cross in Hand, Heathfield																				
1281/1630	Green Hedges Nursery, Mark Cross, Crowborough																				
940/3090	Land adjoining Laurel Cottage, The Dicker, Lower Dicker																				
	Milton Field, Milton Gate, Wilmington, Polegate																				
	Land at Randalls Farm, Whitesmith, Chiddingly																				
	Fir Tree View, Easons Green, Halland																				
	Water Treatment Works, Station Road, Buxted																				
	The Chalet, Colestock Corner, Cowden																				
	Little Oaks, Argos Hill, Mayfield																				
	The Plot, Horleigh Green Road, Mayfield																				
	Graceland, Hackhurst Lane, Lower Dicker																				

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
835/1510	**REJECT**	Site is in a sustainable settlement with good connections to local services and facilities as well as connectivity with public transport. Development would be an extension to a current gypsy and traveller site and will contribute to the districts assessed need. However, flood risk renders the site unsuitable for the vulnerable development proposed.
1261/1610	**SELECT (in part)**	The site is situated in an isolated location with no access to public transport or local services and facilities. The site is located solely in the High Weald National Landscape and any harm would need to be mitigated. However, development to the northern section of the site would create an extension to an existing gypsy and traveller site and will contribute to the districts assessed need.
1230/1210	**SELECT (in part)**	The site is wholly within the High Weald National Landscape, but adjacent to existing built form and related to a high order settlement. . The site is bounded by ancient woodland and priority habitat, with mitigation measures required to protect these and landscape impacts The site as a whole is unsuitable, however small scale development that may mitigate impact could be considered to the northm to relate to the existing settlement pattern.
1262/1980	**SELECT (in part)**	The site is situated wholly in the High Weald National Landscape and is also within 7km of the Ashdown Forest SPA. Any development would be an extension to a current gypsy and traveller site and will contribute to the districts assessed need. The site as a whole is unsuitable, however small scale development that can integrate with and extend current development is suitable, subject to mitigation.
1217/1310	**REJECT**	The site is well connected to existing services and facilities in Hailsham with existing pedestrian access and public transport options which would have a positive contribution to the vitality and viability of Hailsham. The site is heavily treed and overgrown with vegetation and a TPO is in place to the north of the site. Development would not be able to take place without the removal of trees protected by TPO, which will have a negative impact on the on the site and immediate area.
467/1310	**SELECT (in part)**	The site is well connected to existing services and facilities in Hailsham with existing pedestrian access and public transport options which would have a positive contribution to the vitality and viability of Hailsham. The site is completely covered by a priority habitat and development, and necessary BNG requirements would require a reduced quantum of development. The site is close to the Waste Water Treatment Works which could also require odour assessment. The resolution to grant permission adjacent results in this becoming an infill plot.
959/1210	**SELECT (in part)**	Development of this site would be an extension to an existing gypsy and traveller site and will contribute to the districts assessed need. The site is wholly within the High Weald National Landscape with ancient woodland and priority habitat being adjacent to the site, all requiring consideration but capable of mitigation.
878/3300	**REJECT**	The site does not relate to a sustainable settlement and there is no access to public transport without a private vehicle. The site also proposes a new GTTSP site, rather than extension to existing in such a location. There is an existing access to the site which may be suitable for this type of development, however further work is required to fully assess this.
077/1630	**REJECT**	The site is in an isolated location and is disconnected from Crowborough. The site is wholly within the High Weald National Landscape and is within 7km of the Ashdown Forest SPA. There is already a vehicular access to the site which could be suitable for this type of development. However, the site as a whole is not suitable for development due to the impact on the character and appearance of the High Weald National Landscape, isolated location away from any settlement, and the risk of surface water to some parts of the site.
1069/1510	**REJECT**	The site is bounded by the A22/A27 interchange which separates the site from the settlement of Polegate. Therefore, the site is isolated from local services and facilities. The site is within the setting of the South Downs National Park to the southern boundary as well as a cluster of listed buildings and a historic park and garden. The location the site as a whole is considered unsuitable in its entirety.
1280/1920	**REJECT**	The site is located within the High Weald National Landscape and is in an isolated location, detached from the existing built form of Cross in Hand, resulting in potential adverse effects on landscape character. The rural location has significant accessibility constraints, with limited access to public transport, services, facilities and educational opportunities, making the site a less sustainable option.
1281/1630	**SELECT (in part)**	The site would provide an extension to an existing Gypsy and Traveller site and contribute towards meeting identified accommodation needs. Whilst there are constraints relating to biodiversity, heritage assets, landscape sensitivity and accessibility, the Landscape and Visual Appraisal identifies the eastern part of the site as having reduced sensitivity and capable of accommodating development subject to mitigation.
940/3090	**SELECT**	The site is located in a sustainable position with good access to public transport, educational facilities and services, whilst also providing an opportunity to meet identified Gypsy and Traveller accommodation needs. Landscape, biodiversity and flood risk impacts are generally limited and capable of being addressed through appropriate mitigation and site design.
Milton Field, Milton Gate, Wilmington, Polegate	**SELECT**	Development would extend an existing Gypsy and Traveller site and contribute towards identified accommodation needs whilst supporting established family and community networks. Although the site lies close to the South Downs National Park, landscape effects are limited due to existing development and the Landscape and Visual Appraisal identifies the site as having low to moderate sensitivity to this form of development.
Land at Randalls Farm, Whitesmith, Chiddingly	**SELECT**	The site would provide an extension to an existing authorised Gypsy and Traveller site, contributing towards identified need whilst supporting social inclusion and established communities. The site is not subject to significant biodiversity, heritage or landscape constraints and benefits from reasonable access to the A22 corridor, although some reliance on private vehicle travel would remain.

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
Fir Tree View, Easons Green, Halland	**SELECT**	Development would extend an existing authorised Gypsy and Traveller site and help meet identified accommodation needs. Whilst the site experiences accessibility constraints associated with its rural location, environmental impacts are generally limited and capable of being mitigated through appropriate design, landscaping and Local Plan policies.
Water Treatment Works, Station Road, Buxted	**SELECT**	The site benefits from a highly accessible location adjacent to Buxted railway station and within reasonable proximity of village services, educational facilities and public transport. Development would support the extension of an existing Gypsy and Traveller site and contribute towards identified accommodation needs, with environmental impacts generally capable of mitigation.
The Chalet, Colestock Corner, Cowden	**SELECT**	The site comprises an existing Gypsy and Traveller site and would contribute towards identified accommodation needs. Although located within the High Weald National Landscape and in a rural location, landscape evidence identifies a relatively low landscape impact and no significant biodiversity, heritage or flood risk constraints have been identified.
Little Oaks, Argos Hill, Mayfield	**SELECT (in part)**	The site comprises an existing authorised Gypsy and Traveller site and would contribute towards meeting identified accommodation needs. Whilst located within the High Weald National Landscape, landscape evidence indicates that parts of the site are capable of accommodating development with limited impact, subject to sensitive design and mitigation.
The Plot, Horleigh Green Road, Mayfield	**SELECT (in part)**	The site would support the continued provision of Gypsy and Traveller accommodation and contribute towards meeting identified need. Although constrained by its rural location, landscape designation and proximity to ancient woodland and priority habitat, the eastern part of the site is considered capable of accommodating a proportionate extension subject to appropriate mitigation and design measures.
Graceland, Hackhurst Lane, Lower Dicker	**SELECT**	The site comprises an existing authorised Travelling Showpeople site and would contribute towards meeting identified accommodation needs whilst supporting established communities. The site benefits from reasonable access to services, education and public transport relative to many rural sites, and is not subject to significant landscape, biodiversity or heritage constraints.

PARISH: POLEGATE

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
	SA Reg 18(2) Results																				
835/1510	Land at Polly Arch, Lynholm Road, Polegate																				

COMMENTARY	
Site	The site is 0.17 hectares and is vacant land adjacent to an existing gypsy and traveller site. The existing gypsy and traveller site currently has six pitches.
Parish / Settlement	Polegate / Polegate (Type 2 Settlement)
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	The site is located to the east of Polegate, which is considered a 'sustainable settlement' according to the Council's settlement hierarchy. It is adjacent to the built up area, between existing residential development in Polegate and an existing Gypsy and Traveller site to the east. The site is proposed for an extension to the existing gypsy and traveller site, which has the potential to make a positive contribution to the district's identified need. The site benefits from a good connection to the settlement with existing vehicle and pedestrian access along a shared access road. There is also frequent public transport options (bus and train) within reasonable distance from the site. The site is located within the hydrological catchment of the Pevensey Levels SAC/Ramsar site and will need to be subject to an appropriate assessment. However, update evidence on the flood risk identifies a significant surface water flow path surrounds the northern, western and southern boundaries of the site. There are significant access and escape constraints, due to high surface water flood risk on the site access roads and fluvial flood risk to the surrounding road networks. Based on the current available flood risk mapping, it is not evident that safe access and escape can be achieved from the site, and noting vulnerability of development, this is a significant constraint that results in rejection of the site, notwithstanding assessment against other objectives.
Mitigation Measures	• Not all mitigation measures have been identified at this stage. • The implementation of specific Local Plan policies in relation to Climate change adaption and mitigation, Green and Blue Infrastructure, Biodiversity, and Transport and Accessibility could also help to mitigate impacts.
Cumulative Impacts	Polegate is classed as a local service centre and is a settlement with limited supply of social and economic infrastructure where local residents depend upon other larger settlements to meet a broad range of needs. Polegate lies in close proximity to Eastbourne. Should the site come forward for development, together with other land within the area for this and other development types, further work will need to be undertaken to understand the impact on other infrastructure such as transport, education, health services and community facilities, and potential impacts on the Pevensey Levels SAC/Ramsar.
Select / Reject / Uncertain	**REJECT for Gypsy, Traveller and Travelling Showpeople**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
	Transport & Accessibility	The site is within walking distance of a bus stop to the northeast with bus services to Eastbourne. The site is within a 15-minute walking distance to Polegate Train station. The site benefits from an existing vehicular access to the services and amenities located within Polegate, as well as utilising a shared surface as a pedestrian link between the existing Gypsy and Traveller site and the local highway to the north. Given the surfacing, use and location, this pedestrian access is considered to provide a convenient and suitable pedestrian link between the site and nearby facilities
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District. The proposal also acts as an extension to an existing site, potentially addressing needs of existing GTTSP families, allowing those families to grow and remain integrated with wider family units.
Minor Positive Impacts		
	Town & Village Centres	The site is well related to Polegate and will support long-term vitality and viability of the settlement.
	Quality of Life & Place	Further details required, but the proposal may contribute to increased quality of life by extending existing GTTSP provision and community provision.
	Education & Skills	The site benefits from its close proximity to a number of established schools within Polegate, providing convenient and equitable access to education for future residents. The strong education provision supports the development of skills within the community and contributes positively to the sites overall sustainability.
Uncertain Impacts		
	Flood Risk	The SFRA identifies the site as being subject to significant flood risk constraints. Although the existing site lies within Flood Zone 1, there is no safe means of access or escape during a flood event, with parts of the access route affected by flood risk.
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Pollution	The site is close to railway line providing a potential source of noise for occupiers of the development, which will need to be assessed and mitigated. Development of the site could introduce more light pollution to the area, however the site is already classed as a brighter area in the CPRE light pollution mapping.
	Water Resource	Wealden has been identified as an area of serious water stress. Development of this site will increase the demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone.
	Green & Blue Infrastructure	The sites boundary includes mature hedgerows and trees which provide wildlife corridors and stepping stones to the wider area. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Biodiversity	The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality, and biodiversity of the Levels.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
Major Negative		
	Flood Risk	Updated evidence on the flood risk identifies a significant surface water flow path surrounds the northern, western and southern boundaries of the site. The SFRA Level 2 (2026) identifies a maximum depth of 0.60m and hazard classification of Significant: Dangerous for most People. There are significant access and escape constraints, due to high surface water flood risk on the site access roads and fluvial flood risk to the surrounding road networks. The site itself remains of very low risk, but is effectively constrained in escape by flood risk, worsened access/egress via a tunnel affected by that flood risk to the north, and the by proximity of the railway line to the south. Given vulnerability of GTTSP development in caravans, and this limited means of escape, a major negative impact arises.
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Soil, Land & Minerals, Biodiversity, Landscape & Townscape, Historic & Cultural Heritage, Health & Wellbeing, Economy & Employment**

PARISH: FRANT

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
1261/1610	Reg 18(2) Results																				
1216/1610	The Stables, Hawkenbury Road, Bells Yew Green																				

COMMENTARY	
Site	The site is 3.23 hectares and comprises of a large size field enclosed by woodland. There is an existing gypsy and traveller property in the northern parcel of the site with one pitch
Parish / Settlement	Frant /Bells Yew Green (Closest proximity))
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	The site exists as a registered gypsy residential site occupied by one static residential unit with no day room. The site lies to the northwest of Frant, however is approximately 2.3 miles from the centre and 2.7 miles from the centre of Tunbridge Wells and is therefore not in close proximity to existing services and facilities within any settlement. The site is situated in an isolated location with no access to public transport without the use of a private vehicle. The site already has a vehicular access point via Hawkenbury Road, however, may need upgrading dependant upon the level of development. The development of the site will have an impact on the High Weald National Landscape; however, the site is well screened and maintained in parts. Any harm to the High Weald National Landscape could potentially be mitigated if only a smaller parcel of land were developed, to the north of the site, relating to the existing development, and necessary mitigation measures incorporated in layout/design/landscaping, as set out in the Landscape and Visual Appraisal (2026) . The site is adjacent to a priority habitat to the north east of the site and therefore any development in this area would need to contain mitigations.
Mitigation Measures	• Not all mitigation measures have been identified at this stage. • The implementation of specific Local Plan policies in relation to Climate change adaption and mitigation, Green and Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport and Accessibility could also help to mitigate impacts.
Cumulative Impacts	The site in its entirety does not currently benefit from planning permission, however the northern portion of the site has been subject to multiple planning applications. These include temporary permission for the stationing of one mobile home and one touring caravan (WD/2007/2407/F), renewal of permission for one mobile home and one touring caravan (WD/2012/1809/FA) and permission for stationing an additional mobile home on the site. (WD/2022/2626/FR). The site was refused planning permission for a day room (WD/2014/1640/F) due to the size of the building being out of scale with the use of the site for one family. There are no further planning permissions surrounding the site.
Select / Reject / Uncertain	**SELECT (in part)** for Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Flood Risk	The site is within Flood Zone 1, and there is no risk of surface water or groundwater flooding on site. Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District The proposal also acts as an extension to an existing site, potentially addressing needs of existing GTTSP families, allowing those families to grow and remain integrated with wider family units.
Minor Positive Impacts		
	Green & Blue Infrastructure	There are mature hedgerows and trees on site boundaries including a priority habitat on the northern boundary. These provide excellent wildlife corridors and stepping stones to the wider area. Any development should seek to retain and protect the site boundary trees and hedgerows to maintain and enhance the green infrastructure network.
	Biodiversity	Site has no designations. Woodland adjacent to the north east of the site is a designated priority habitat. Any mature trees and hedgerows on site boundaries should be maintained. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Quality of Life & Place	Further details required, but the proposal may contribute to increased quality of life by extending existing GTTSP provision and community provision.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Water Resource	Wealden has been identified as an area of serious water stress. Development of this site will increase the demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone.
	Landscape & Townscape	The site lies within the High Weald National Landscape. The Landscape and Visual Appraisal 2026 identifies this area as having **moderate landscape sensitivity** to development. While development of the entire site could result in significant effects on the surrounding landscape, character and visual amenity, the assessment indicates that a reduced development area, focused on the least sensitive parts of the site and supported by appropriate landscape mitigation, may be capable of accommodating development while limiting adverse impacts.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Pollution	The site is within an area of the district considered to be darker in CPRE's light pollution mapping. Therefore, development could introduce more light pollution to the area. Air and noise pollution is also expected to increase both in construction and operation.
	Education & Skills	The site is situated in a rural location where access to educational facilities is limited. The absence of nearby schools may reduce opportunities for convenient and sustainable travel to education and could present challenges in supporting skill development within the local community. The site therefore offers weak educational accessibility, although it is noted access would be comparable to existing arrangements and accessibility for those on site.
Major Negative		
	Transport & Accessibility	There is an existing access to the site via Hawkenbury Road, however this may need to improvements to the access dependent on the level of development on the site. There is no pedestrian connectivity or PrOW to the site. There are no bus stops within walking distance to the site, and the nearest train station is Frant approximately 19 miles away, therefore the only reasonable access to the station is via private vehicle. However, it is noted that the site is an existing gypsy and traveller site and meets the current needs of the existing members of the community.
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Soil, Land & Minerals, Health and Wellbeing, Economy & Employment, Town & Village Centres**

PARISH: Heathfield and Waldron

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
	SA Reg 18(2) Results																				
1230/1210	Monkhurst Field, Sandy Cross Lane, Heathfield																				

COMMENTARY	
Site	The site is 1.8 hectares and comprises agricultural land.
Parish / Settlement	Heathfield and Waldron / Heathfield (Type 1 - Town)
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	The site is comprised of agricultural land to the south of Sandy Cross Lane. The site is wholly situated in the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area is of moderate to high landscape sensitivity to development. The Landscape and Visual Appraisal 2026 identifies a moderate impact and sensitivity to GTTSP development specifically, where selection of only the northern part of the site would substantially reduce the scale of development and retain a greater proportion of the existing open landscape. Ancient woodland and priority habitat bound the eastern and southern part of the site and there are two Grade II listed buildings Monkhurst Farmhouse and Little Monkhurst lie to the north of the site. A suitable vehicular access to the site may be achieved via Sandy Cross Lane, with consideration of existing use/development and need to assess narrowness of the road. There is an inability to create a pedestrian footway to allow safe linkages with local services and facilities in Heathfield. Notwithstanding, the site does lie in proximity to a Type 1 sustainable settlement, with a number of services and facilities, including education provision. The site also lies adjacent to and integrates with existing built form, if developed in part. Further detail required on access, and detail of the scheme, its extent and impact on the landscape need consideration. This currently remains uncertain at this stage.
Mitigation Measures	• Not all mitigation measures have been identified at this stage. • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green and Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport and Accessibility could also help to mitigate impacts.
Cumulative Impacts	No adjacent sites have planning permission or are under construction. They are promoted through the SHELAA process for development and are assessed individually. Cumulatively, adjacent SHELAA sites would need to consider the impact on the High Weald National Landscape and the listed buildings, Monkhurst Farmhouse and Little Monkhurst. A recent planning application for 9 self-build dwellings on the site (WD/2024/1678/0 was dismissed at appeal due to harm to the landscape character of the High Weald National Landscape.
Select / Reject / Uncertain	**SELECT (in part)** for Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Flood Risk	Site in Flood Zone 1 and is not affected by groundwater flooding. Risk of surface water flooding is negligeable along the southern boundary and will not affected the proposed development. Nonetheless mitigation measures will need to be provided for the stie in terms of surface water runoff as development will introduce impermeable surfaces.
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
Minor Positive Impacts		
	Green & Blue Infrastructure	The site boundaries comprise large, mature trees and hedgerows, contributing to the green infrastructure network in the area. Development should look to retain and protect the trees and hedgerows to maintain the green infrastructure network in the area.
	Water Resource	Wealden has been identified as an area of serious water stress. Development of this site will increase the demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone.
	Biodiversity	The site contains no biodiversity designations; however, ancient woodland adjacent to the north-eastern boundary is identified as a priority habitat and is sensitive to development. Development of the site in its entirety would be likely to result in increased pressure on biodiversity features and would be less suitable from an ecological perspective. However, the proposed allocation is limited to the northern part of the site, avoiding development across the full site area and reducing potential impacts on habitats and ecological networks. Existing mature trees and hedgerows should be retained and enhanced to maintain habitat connectivity, and appropriate buffers should be provided to protect the adjacent ancient woodland. In accordance with the Environment Act 2021, development will be required to deliver a minimum 10% Biodiversity Net Gain (BNG).
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District
	Town & Village Centre	The site is on the periphery of the south of Heathfield with limited access to the town centre for people to reach services and facilities. However, its location close to a settlement with immediate facilities is likely to support the vitality and viability of the town in some ways. .
	Education & Skills	The site benefits from its close proximity to a number of established schools within Heathfield, providing convenient and equitable access to education for future residents. The strong education provision supports the development of skills within the community and contributes positively to the sites overall sustainability.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Pollution	The site is within an area of the district considered to be darker in CPRE's light pollution mapping. Development could introduce additional lighting and generate increases in noise and air pollution during both in construction and operation. However, only the northern part of the site is proposed for allocation and this area lies adjacent and parallel to existing business units, thereby limiting the extent to which development would extend into a currently undeveloped landscape. As a result, the scale and significance of any pollution effects are uncertain at this stage and would depend on the nature of the development and the mitigation measures implemented.
	Landscape & Townscape	The site is within the High Weald National Landscape, an area considered to be of high landscape sensitivity to residential development. The Landscape Sensitivity Assessment 2023 states this area is of moderate to high landscape sensitivity to development. Further assessment in the Landscape and Visual Appraisal (2026) notes only a moderate sensitivity and impact of GTTSP development specifically. Development across the full extent, of the site could adversely affect local landscape character and increase the site's visual influence within the surrounding countryside. However, the selection of only the northern part of the site would substantially reduce the scale of development and retain a greater proportion of the existing open landscape. Subject to sensitive design, retention of key landscape features, and appropriate planting and buffering, landscape and visual effects are likely to be limited and capable of mitigation.
	Historic & Cultural Heritage	Two Grade II listed buildings, Monkhurst Farmhouse and Little Monkhurst lie to the north of the site. With a scheme for gypsy and traveller use, any scheme would be single storey in nature only and subject to reduced site coverage, could be located adjacent to the existing commercial yard, rather than the heritage assets. However, impact remaisn uncertain at this stage
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required
	Social Inclusion	Further details required
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Transport & Accessibility	The site does not currently benefit from a suitable vehicular access, and Sandy Cross Lane would be unsuitable to high volumes of additional traffic, however, this may be mitigated dependant upon scale of development There are no footways along Sandy Cross Lane to facilitate pedestrian access to the B2203 Hailsham Road and it is unlikely due to the narrowness of lane that this could be achieved. Heathfield does not have a train station. Stonegate and Crowborough are approximately 9 miles from the site, therefore the only reasonable access to the station is via private vehicle.
Major Negative		
		NONE
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Soil, Land & Minerals, Health and Wellbeing, Economy & Employment**

PARISH: Hadlow Down

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
1262/1980	Reg 18(2) Results																				
1262/1980	Five Badgers and Little Robins, Stonehurst Lane, Mayfield																				

COMMENTARY	
Site	The site is 3.072ha and partly consists of existing adjacent sites containing two pitches at Five Badgers and one pitch at Little Robins for Gypsy, Traveller and Travelling Showpeople as well as agricultural land to the rear.
Parish / Settlement	Hadlow Down / Five Ashes (closest proximity)
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	The site is comprises two existing Gypsy and Traveller sites alongside an area of agricultural land to the rear. It is located within the High Weald National Landscape, an area recognised for its scenic value and therefore residential development would need to be approached sensitively. Further assessment of landscape impacts in the Landscape and Visual Appraisal (2026) notes reduced sensitivity and impact of GTTSP development specifically. Given the site's established gypsy and traveller use and the limited scale of the proposed extension, the sensitivity of the site to further development is considered to be relatively low. The retention and enhancement of existing boundary vegetation, together with additional landscaping where appropriate, would help to integrate the development into the surrounding landscape and minimise visual impacts.Ancient woodland and priority habitats adjoin the northern and eastern boundaries, contributing to the sites natural character.. CPRE's light pollution mapping identifies the area as relatively dark, so any development would need to ensure careful design to avoid unnecessary impacts. The site currently benefits from two vehicular access points via Stonehurst Lane, serving Five Bagers and Little Robins. Stonehurst Lane is relatively narrow and the acceptability of additional vehicle movements would require further assessment. The site is predominantly accessible by private car, however, this reflects the existing pattern of use for the Gypsy and Traveller community already living here. Importantly the site already accommodates Gypsy and Traveller families, and any consideration to further pitches would need to balance landscape and environmental sensitivities with the recognised need for this type of accommodation. The site also falls within 7km of the Ashdown Forest SPA, meaning any future proposals would require a Habitats Regulations Assessment and appropriate mitigation..
Mitigation Measures	• Not all mitigation measures have been identified at this stage. • The implementation of specific Local Plan policies in relation to, Climate change adaption and mitigation, Green and Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport and Accessibility could also help to mitigate impacts.
Cumulative Impacts	Five Bagers benefits from planning permission (WD/2013/2348/FA). The site also had planning permission refused (WD/2025/1411/FA) to allow the use of the site for four caravans due to going beyond the powers conferred by section 73 of the Town and Country Planning Act 1990. Little Robins benefits from planning permission (WD/2015/2287/FR) for the stationing of two caravans for Gypsy and Traveller use. It is acknowledged that the proposed development will have an impact on the highway network, and other built or natural infrastructure.
Select / Reject / Uncertain	**SELECT (in part) for** Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District The proposal also acts as an extension to an existing site, potentially addressing needs of existing GTTSP families, allowing those families to grow and remain integrated with wider family units.
Minor Positive Impacts		
	Flood Risk	Site in Flood Zone 1. Risk of surface water flooding to part of the site but will not impact access and sufficient developable area to deliver identified quantum. Nonetheless mitigation measures will need to be provided for the stie in terms of surface water runoff as development will introduce impermeable surfaces.
	Green & Blue Infrastructure	There are mature hedgerows and trees on site boundaries including a priority habitat on the northern and eastern boundary. These provide excellent wildlife corridors and stepping stones to the wider area. Any development should seek to retain and protect the site boundary trees and hedgerows to maintain and enhance the green infrastructure network.
	Quality of Life & Place	Further details required, but the proposal may contribute to increased quality of life by extending existing GTTSP provision and community provision.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Water Resource	Wealden has been identified as an area of serious water stress. Development of this site will increase the demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone.
	Biodiversity	There are no designated sites within or near but the site is within a biodiversity opportunity area (River Uck and its Headwaters). Ancient woodland lies to the north-east boundary of the site as well as priority habitat to the north and east of the boundary of the site. The site is within 7km of the Ashdown Forest SPA, therefore if the site were to come forward for development it would require a Habitats Regulations Assessment and any mitigation.
	Landscape & Townscape	The site is within the High Weald National Landscape, an area considered to be of high landscape sensitivity to residential development as per the Landscape Sensitivity Assessment 2023.However, further assessment in the Landscape and Visual Appraisal (2026) notes reduced sensitivity and impact of GTTSP development specifically. Given the site's established gypsy and traveller use and the limited scale of the proposed extension, the sensitivity of the site to further development is considered to be relatively low. The retention and enhancement of existing boundary vegetation, together with additional landscaping where appropriate, would help to integrate the development into the surrounding landscape and minimise visual impacts. Landscape character and visual amenity are likely to be limited and capable of being effectively mitigated.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Pollution	The site is within an area of the district considered to be darker in CPRE's light pollution mapping. Therefore, development could introduce more light pollution to the area, but may be mitigated depending upon the extent of the iste and amount of development proposed. Air and noise pollution is also expected to increase both in construction and operation.
	Town & Village Centre	The site is in a rural location with poor / limited access to any town or village centre for people to reach services and facilities and it is unlikely to support the vitality and viability of a village or town centre.
	Education & Skills	The site is situated in a rural location where access to educational facilities is limited. The absence of nearby schools may reduce opportunities for convenient and sustainable travel to education and could present challenges in supporting skill development within the local community. The site therefore offers weak educational accessibility, although it is noted access would be comparable to existing arrangements and accessibility for those on site.
Major Negative		
	Transport & Accessibility	There is an existing access to the site via Stonehurst Lane, however this may be unsuitable for a significant increase in traffic generation due to the narrowness of the lane. There is no pedestrian connectivity or PrOW to the site. There are no bus stops within walking distance to the site, and the nearest train station is Crowborough approximately 4 miles away, therefore the only reasonable access to the station is via private vehicle.
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Soil, Land & Minerals, Historic & Cultural Heritage, Health & Wellbeing, Economy & Employment**

PARISH: Hailsham

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
1217/1310	Land west of Station Road, Hailsham																				

COMMENTARY	
Site	The site is 2.69ha and is a wooded area.
Parish / Settlement	Hailsham / Hailsham (Type 1 – Town)
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	The site is located to the south of Hailsham, which is considered a 'sustainable settlement' according to the Council's settlement hierarchy. The site comprises of a wooded green field and is bounded by industrial development to the north and a residential site for 400 dwellings to the east. The site is heavily treed and overgrown with vegetation. Trees to the northeastern part of the site are subject to a group Tree Preservation Order (TPO). Development would not be able to take place without some removal of these protected trees and vegetation, including development through the TPO area to gain access to the site from the existing estate road, which would be significant. In addition, the site does not have an independent access point to the highway so could not be delivered without this incursion through the TPO area. The site is well connected to the settlement with existing pedestrian access and public transport options within reasonable walking distance from the site, however, these site constraints are not shown possible to overcome to enable development. The site is located within the hydrological catchment of the Pevensey Levels SAC/Ramsar site and will need to subject to an appropriate assessment.
Mitigation Measures	• Not all mitigation measures have been identified at this stage. • The implementation of specific Local Plan policies in relation to, Climate change adaption and mitigation, Green and Blue Infrastructure, Biodiversity, , Flood risk and Transport and Accessibility could also help to mitigate impacts.
Cumulative Impacts	Hailsham is classified as a sustainable settlement as it offers significant services, amenities and public transport options. Other sites are put forward for development near the site and across Hailsham which may have a cumulative impact on the settlement and wider area. Planning permission has been granted to the south of the site for the provision of 700 new homes and is currently under construction. This will change the immediate character of the area. Together with other land within the area, further work will be needed to understand the impacts on the transport network and other infrastructure such as education, health services and community facilities and potential impacts on the Pevensey Levels SAC/Ramsar.
Select / Reject / Uncertain	**REJECT for Gypsy, Traveller and Travelling Showpeople**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
Minor Positive Impacts		
	Flood Risk	The site is in Flood Zone 1 and is not affected by groundwater flood risk. Small areas of the site to the north and east of the site are affected by surface water flooding although it would have a marginal impact on the developable area without interfering with the existing access of the site. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District
	Town & Village Centres	The site is well related to Hailsham and will support long-term vitality and viability of the settlement.
	Education & Skills	The site benefits from its close proximity to a number of established schools within Hailsham, providing convenient and equitable access to education for future residents. The strong education provision supports the development of skills within the community and contributes positively to the sites overall sustainability.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Water Resource	Wealden has been identified as an area of serious water stress. Development of this site will increase the demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone. The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality.
	Pollution	The site is adjacent to Station Road Industrial Estate providing a potential source of noise for occupiers of the development. Site may also require odour assessment given proximity to Hailsham South Wastewater Treatment Works.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required
	Social Inclusion	Further details required
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Soil, Land & Minerals	The site is greenfield land with around 40% of the site being Grade 3a agricultural land and development would therefore result in the loss of some of the best and most versatile agricultural land.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Biodiversity	There are no designated biodiversity areas, but the site includes a small portion of priority habitat (deciduous woodland) within the site. The site is not within a Biodiversity Opportunity Area (BOA); however, the Cuckoo Trail Habitat Link lies immediately to the west of the site and the Pevensey Levels BOA lies to the southeast of the site on the opposite side of Station Road. The site is located within the catchment of the Pevensey Levels SAC/Ramsar designated as such due to the flora and fauna of the lowland wet grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to appropriate assessment to secure necessary mitigation to control water flows and protect water quality and protect biodiversity of the Levels. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Transport & Accessibility	Hailsham does not have a rail station. Polegate Station is the nearest station approximately 4 miles to the south with services to London, Hastings and Brighton, accessible via walking and cycling the Cuckoo Trail to the south west of the site, although noting this would not be as safe and convenient as private vehicle access to this rail station location. The site is within a 15 minute walk of the High Street in Hailsham with its services and amenities. The Cuckoo Trail is in close proximity to the sites eastern boundary and may be able to provide further pedestrian connectivity to Hailsham if links can be made with the site. There are bus stops within 5 mins walk with a direct infrequent service to Hailsham Centre, which benefits from footpaths on the western side of Station Road, following the implementation of the planning permission for 700 dwellings on a neighbouring site. Further provision is expected along Station Road from that same development. Notwithstanding this, the extent of the site does not include access to the highway although the site promoter has advised that the site is accessed from Station Road via the industrial estate with full right of access to the site. However, this access then requires incursion into the TPO protected area at the north east of the site which has not been shown as suitable or achievable. No other vehicular access is show as an option, resulting in an overall negative assessment for access suitability.
Major Negative		
	Green & Blue Infrastructure	The site is heavily treed and overgrown with vegetation. Trees to the northeastern part of the site are subject to a group Tree Preservation Order (TPO). The site acts as a wildlife refuge and contributes to the green infrastructure network in the area and acts as a stepping stone across the wider area including priority habitats to the west of the site. Development of the site should seek to retain, maintain and enhance the green infrastructure network, but the site itself cannot be developed or accessed without incursion into the protected tree area. Full impacts may remain uncertain at this stage as they depend on the implementation of a suitable landscape scheme, however, development would not be able to take place without some removal of trees and vegetation which is of major negative impact. .
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Landscape & Townscape, Historic & Cultural Heritage, Health & Wellbeing, Economy & Employment**

PARISH: Hailsham

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
467/1310	Reg 18(2) Results																				
467/1310	Development Land at Station Road, Hailsham																				

COMMENTARY	
Site	The site is 1.30ha and is vacant land.
Parish / Settlement	Hailsham / Hailsham (Type 1 – Town)
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	The site is located to the southeast of Hailsham, which is considered a 'sustainable settlement' according to the Council's settlement hierarchy. The site lies adjacent to residential development to the west with some commercial development nearby. The site is in a sustainable location with respect to obtaining safe access and pedestrian links to the existing footpaths on Station Road. The site does not have an existing access and therefore further details are required to establish any highway impacts and potentials for a suitable access point. There are issues of impact from adjacent developments in terms of noise from commercial uses and odour from the nearby Wastewater Treatments Works (WwTW) would need to be considered.. The ecological constraints, given the undeveloped nature mainly the priority habitat that covers the site would require detailed assessment, as would detail of any necessary increase via BNG. Development would not be able to take place without some removal of trees and vegetation and effect on habitat, and without further information in this regard, and consideration of potential net gain. However, the part redevelopment of appropriate elements of the site, to account for ecological and arboricultural constraints, would enable infill development of this remaining parcel of land in the built up area, for a much needed use. The site is located within the hydrological catchment of the Pevensey Levels SAC/Ramsar site and will need to subject to an appropriate assessment.
Mitigation Measures	• Not all mitigation measures have been identified at this stage. • The implementation of specific Local Plan policies in relation to, Climate change adaption and mitigation, Green and Blue Infrastructure, Biodiversity, Flood risk and Transport and Accessibility could also help to mitigate impacts.
Cumulative Impacts	Hailsham is classified as a sustainable settlement as it offers significant services, amenities and public transport options. Other sites are put forward for development near the site and across Hailsham which may have a cumulative impact on the settlement and wider area and potential impacts on the Pevensey Levels SAC/Ramsar. A site adjacent, to the north, has received a resolution to grant planning permission (WD/2024/0342/MAO) for 36 residential units since assessment of the site at Reg 18(2) stage.
Select / Reject / Uncertain	**SELECT (in part) for Gypsy, Traveller and Travelling Showpeople**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
Minor Positive Impacts		
	Flood Risk	Site in Flood Zone 1 and is not affected by groundwater flooding. Risk of surface water flooding along the northern boundary of the site although it would have a marginal impact on the developable area without interfering with the existing access of the site Nonetheless mitigation measures will need to be provided for the stie in terms of surface water runoff as development will introduce impermeable surfaces.
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District
	Town & Village Centres	The site is well related to Hailsham and will support long-term vitality and viability of the settlement.
	Education & Skills	The site benefits from its close proximity to a number of established schools within Hailsham, providing convenient and equitable access to education for future residents. The strong education provision supports the development of skills within the community and contributes positively to the sites overall sustainability.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Water Resource	Wealden has been identified as an area of serious water stress. Development of this site will increase the demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone. The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality.
	Pollution	The site is in close proximity to Hailsham Waste Water Treatment Works (WwTW) and therefore could be potential for odour issues. Possible noise issues from adjacent residential and commercial uses. If the developable area of the site were reduced to provide an appropriate buffer from the WtW, potential adverse effects on future occupiers could be minimised, helping to protect residential amenity.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Transport & Accessibility	Hailsham does not have a rail station. Polegate Station is the nearest station approximately 4 miles to the south with services to London, Hastings and Brighton, accessible via walking and cycling the Cuckoo Trail, although noting this would not be as safe and convenient as private vehicle access to this rail station location. The site is within a 15-minute walk of the High Street in Hailsham with its services and amenities. There are bus stops within 5 mins walk with a direct infrequent service to Hailsham Centre, which benefits from footpaths on the western side of Station Road. The extent of the site does not include access to the highway, but the site itself fronts Station Road, form which a suitable access could be delivered.. Further details are required to establish the highway impacts of the proposals on the suitability of the access and on the relevant junctions.
	Quality of Life & Place	Further details required
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Green & Blue Infrastructure	The site is heavily treed and overgrown with vegetation. The site acts as a wildlife corridor, contributing to the green infrastructure network in the area and acts as a stepping stone across the wider area including priority habitat that covers the site and extends to the north of the site. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Full impacts remain uncertain at this stage as they depend on the implementation of a suitable landscape scheme, however, development would not be able to take place without some removal of trees and vegetation, which should be limited and may prevent development of the site in entirety
	Biodiversity	There are no designated biodiversity sites within the site; however, priority habitat is present across much of the site. Development of the site could result in the loss and fragmentation of habitat, and further ecological assessment would be required to determine the extent to which impacts can be avoided, mitigated or compensated. If the developable area of the site were reduced, there may be opportunities to retain important ecological features, including the veteran tree and associated habitats, and to provide on-site biodiversity net gain (BNG). All development will be required to deliver a minimum 10% BNG in accordance with the Environment Act 2021. The site lies within the catchment of the Pevensey Levels SAC/Ramsar and would therefore be subject to Appropriate Assessment to ensure any necessary mitigation is secured to protect water quality, hydrological conditions and the biodiversity interest of the Pevensey Levels.
Major Negative		
		NONE
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Soil, Land & Minerals, Landscape & Townscape, Water Resource, Historic & Cultural Heritage, Health & Wellbeing, Economy & Employment**

PARISH: Mayfield and Five Ashes

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
959/1210	Reg 18(2) Results																				
959/1210	Little Rose, Meres Lane, Cross in Hand, Heathfield																				

COMMENTARY	
Site	Site is 0.31ha and is an existing Gypsy and Traveller site with one pitch.
Parish / Settlement	Mayfield and Five Ashes
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	The site is an existing Gypsy and Traveller site to the south east of Five Ashes, north of Cross in Hand. The site is wholly situated in the High Weald National Landscape. However, the Landscape and Visual Appraisal 2026 has been undertaken since the Regulation 18(2) assessment of the site and this considers the site to be of low to moderate landscape sensitivity to residential development, indicating that the landscape has some capacity to accommodate change Ancient woodland and priority habitat bound the east and south of the site and these should be maintained and appropriate buffers incorporated if any development were to take place. There is an existing access to the site via Meres Lane, however it is unclear whether the access could support the level of development proposed due to the narrowness of Meres Lane. The site is visually and functionally separated from Five Ashes and there is no pedestrian, bus or train access within a close distance of the site. Therefore, the site would be solely reliant on a private vehicle for travelling and accessing facilities and services. However, it is noted to provide existing GTSSP provision thus any development would act as an extension to that.
Mitigation Measures	• Not all mitigation measures have been identified at this stage. • The implementation of specific Local Plan policies in relation to, Climate change adaption and mitigation, Green and Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport and Accessibility could also help to mitigate impacts.
Cumulative Impacts	The site benefits from a temporary planning permission (WD/2017/0727/FA) for two mobile homes. There are no other SHELAA sites in close proximity to the site.
Select / Reject / Uncertain	**SELECT (in part) for Gypsy, Traveller and Travelling Showpeople**

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Flood Risk	The site is not affected by pluvial, fluvial and ground water flood risk. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District. The proposal also acts as an extension to an existing site, potentially addressing needs of existing GTTSP families, allowing those families to grow and remain integrated with wider family units.
Minor Positive Impacts		
	Green & Blue Infrastructure	There are mature hedgerows and trees on site boundaries including a priority habitat on the northern and eastern boundary. These provide excellent wildlife corridors and stepping stones to the wider area. Any development should seek to retain and protect the site boundary trees and hedgerows to maintain and enhance the green infrastructure network.
	Biodiversity	Site has no designations. Ancient woodland, local wildlife site and priority habitat is adjacent to the east and south of the site. Any mature trees and hedgerows on site boundaries should be maintained, and buffers will be required. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Quality of Life & Place	Further details required, but the proposal may contribute to increased quality of life by extending existing GTTSP provision and community provision.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Water Resource	Wealden has been identified as an area of serious water stress. Development of this site will increase the demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone.
	Pollution	The site is within an area of the district considered to be darker in CPRE's light pollution mapping. Therefore, development could introduce more light pollution to the area. Air and noise pollution is also expected to increase both in construction and operation.
	Landscape & Townscape	The site is within the High Weald National Landscape. However, the Landscape and Visual Appraisal 2026 considers the site to be of low to moderate landscape sensitivity to residential development, indicating that the landscape has some capacity to accommodate change. The site is detached from the existing built form of Five Ashes; however, its landscape characteristics and the opportunity for sensitive design, layout and planting could help integrate development into the surrounding area and limit visual effects. Development would introduce new built form into a predominantly rural setting, but any landscape and townscape impacts are likely to be localised and capable of mitigation.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Town & Village Centre	The site is in a rural location with poor / limited access to any town or village centre for people to reach services and facilities and it is unlikely to support the vitality and viability of a village or town centre.
	Education & Skills	The site is situated in a rural location where access to educational facilities is limited. The absence of nearby schools may reduce opportunities for convenient and sustainable travel to education and could present challenges in supporting skill development within the local community. The site therefore offers weak educational accessibility, although it is noted access would be comparable to existing arrangements and accessibility for those on site.
Major Negative		
	Transport & Accessibility	There is an existing access to the site via Meres Lane, however this may need to be improvements to the access dependent on the level of development on the site. It is uncertain whether this could be achieved due to the narrowness of the Lane. There is no pedestrian connectivity or PrOW to the site. There is a bus stop within a 10 minute walk of the site, however there is no pedestrian connectivity or PrOW to the site. The nearest train station is Crowborough approximately 7 miles away or Buxted approximately 5 miles away, therefore the only reasonable access to the station is via private vehicle.
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Soil, Land & Minerals, Historic & Cultural Heritage, Health & Wellbeing, Economy & Employment**

PARISH: Arlington

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
	SA Reg 18(2) Results																				
878/3300	Robins Nursery, Coldharbour Road, Upper Dicker																				

COMMENTARY	
Site	Site is 0.50ha and comprises a large shed, greenhouses associated with the existing nursery, ancillary nursery infrastructure, and area of woodland and two ponds.
Parish / Settlement	Arlington / Upper Dicker (Type 5 – Neighbourhood Settlement)
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	The site is located between Lower and Upper Dicker to the South of the A22, next to a poultry farm. The site proposed for Gypsy, Traveller and Travelling Showpeople would help meet the requirement for the district. The site does not relate to a sustainable settlement and has no access to public transport, services and facilities. The site does have an existing access that may be suitable for this type of development but there is no access to public transport without the use of a private vehicle. The site is in flood zone 1 but there are some concerns of surface water flooding and mitigation measures would need to be provided. Noting the location of the site, the site fails to meet sustainability objectives based on information currently available.
Mitigation Measures	• Not all mitigation measures have been identified at this stage. • The implementation of specific Local Plan policies in relation to, Climate Change adaptation and mitigation, Green & Blue Infrastructure, Biodiversity, , Flood Risk and Transport & Accessibility could also help to mitigate impacts.
Cumulative Impacts	Upper Dicker is a settlement with limited services and facilities. Other sites are put forward across the wider area which may have cumulative impacts on the settlement or the wider area. Together with other land within the area, further work will be needed to understand the impacts on the transport network (through a county-wide model) and other infrastructure such as education, health services and community facilities.
Select / Reject / Uncertain	**REJECT** for Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
Minor Positive Impacts		
	Flood Risk	The site is within Flood Zone 1 and is not affected by groundwater flood risk. There is an isolated area of surface water on the site associated with the presence of a pond in the centre of site. Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Biodiversity	There are no designated sites near or within the site and it is not within a biodiversity opportunity area or a priority habitat. All development will need to provide a minimum of 10% BG in accordance with the Environment Act 2021.
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Water Resource	Wealden has been identified as an area of serious water stress. Development of this site will increase the demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone.
	Green & Blue Infrastructure	There are hedgerows and hedgerow trees to all boundaries of the site and these provide linear wildlife corridors to the wider countryside, including the woodland to the north. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Town & Village Centres	The site does not relate to a sustainable settlement and will not contribute to the viability and vitality of town and village centres.
	Education & Skills	The site is located in a rural and relatively isolated location. Whilst some educational provision exists within the wider area, the site is detached from established bus routes and there is no safe walking route to access services or facilities. In addition, the site is a considerable distance from a higher-order sustainable settlement where day-to-day needs, including education, can be met. As a result, access to educational opportunities would be reliant on private vehicle travel.
Major Negative		
	Transport & Accessibility	The site is nearly a mile from the nearest bus stop and whilst there are regular bus services to Hailsham from Upper Dicker, the bus stop cannot be reached on foot as there are no footpaths along this part of Coldharbour Road and there is no certainty as to whether footpaths could be provided as part of any development. Notwithstanding this, the site is beyond what would be considered a reasonable walking distance to a bus stop. There is no train station in Upper Dicker, the nearest being Berwick Station approx. 3.6 miles south of the site, although the only reasonable access to the station is via private car. There is an existing access onto Coldharbour Road associated with the existing use of the site as a nursery. Further details are required to establish the highway impacts of the proposals on the relevant junctions and likely traffic generation resulting from development; without which, the impact is considered major negative, especially noting as development fails to relate to existing services or an existing GTTSP development
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Soil Land & Minerals, Pollution, Landscape & Townscape, Health and Wellbeing, Economy & Employment, Education & Skills**

PARISH: Rotherfield

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	**Not assessed in Reg 18(1)**																				
077/1630	Laurel Tree Farm, Boars Head, East Sussex																				

COMMENTARY	
Site	The site is 28.58ha and comprises a residential dwelling, farm shop and agricultural land associated with a fruit farm.
Parish / Settlement	Rotherfield / Boars Head (Other)
Development Proposal	The site was submitted as part of the Council's SHELAA Call for Sites, submitted for any use/development. It has therefore been assessed for Gypsy, Traveller and Travelling Showpeople Pitches.
Summary of Assessment	The site is located to the north-east of Crowborough at Boars Head and to the west of the A26. The site is visually and functionally separated from Crowborough and is solely located within the High Weald National Landscape. Development in entirety would cause significant harm, and the ridge top elevated and exposed position of other parts of the site increase sensitivity and result in likely harm from development in these locations. The site is within 7km of the Ashdown Forest SPA, therefore if the site were to come forward for development it would require a Habitats Regulations Assessment to identify any impacts and subsequently any mitigation. There is already an existing vehicular access from the A26 to the site which currently allows access to the farm shop to the east of the site. Ancient woodland, also a designated priority habitat is adjacent and covers the western and central portions of the site. Therefore, no development would be suitable in these localities of the site. There is also a risk of surface water flooding to west of the site but will not impact access and sufficient developable area to deliver identified quantum. The site as a whole is not suitable for development. Furthermore, noting the isolated location of the site, away from any services or facilities or education provision, and with no accessible transport options to get to the nearest settlements, the site does not represent a sustainable location for new GTTSP provision.
Mitigation Measures	• Not all mitigation measures have been identified at this stage. • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate Change adaptation and mitigation, , Biodiversity, Landscape & Townscape, Flood Risk and Transport & Accessibility could also help to mitigate impacts.
Cumulative Impacts	No adjacent sites have planning permission. Cumulatively, adjacent SHELAA sites would need to consider impact on landscape in this protected area and potential impacts
Select / Reject / Uncertain	**REJECT** for Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
Minor Positive Impacts		
	Flood Risk	Site in Flood Zone 1 and is not affected by ground water flooding. Risk of surface water flooding along the western boundary of the site, and segregating the southern parcel of the wite. However, it will not impact access and allow sufficient developable area to deliver identified quantum. Nonetheless mitigation measures will need to be provided for the stie in terms of surface water runoff as development will introduce impermeable surfaces.
	Green & Blue Infrastructure	The significant trees and hedgerows located along site boundaries and within the site provide excellent wildlife corridors and steppingstones to the wider area, particularly to the priority habitat that adjoins the western and central parts of the site. Any development should seek to retain and protect these trees and hedgerows to maintain and enhance the green infrastructure network.
	Biodiversity	Site has no designations. Ancient woodland, also a designated priority habitat is adjacent and covers the western and central portions of the site. Any development would need to maintain the ancient woodland on site and maintain any mature trees and hedgerows on site boundaries. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021. The site is within 7km of the Ashdown Forest SPA, therefore if the site were to come forward for development it would require a Habitats Regulations Assessment to identify any impacts and subsequently any mitigation
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Water Resource	Wealden has been identified as an area of serious water stress. Development of this site will increase the demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone. The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels.
	Soil, Land & Minerals	The site is greenfield agricultural land. Land at this location is good to moderate quality (Grade 3). It is uncertain whether the land is 'best and most versatile' agricultural land (i.e. Grade 3a).
	Historic & Cultural Heritage	Four Grade II listed buildings (The Boars Head Inn, Laurel Tree Cottage, Cruickshanks, Oasthouses and Granary to the east of Cruickshanks) lie to the east of the site. It is uncertain whether there would be any impact to these buildings.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required
	Social Inclusion	Further details required
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste and Minerals	Development will result in an increase in waste in both construction and operation.
	Transport & Accessibility	There is a bus stop directly outside the site on the A26 with services to Crowborough and Tunbridge Wells, however, noting the extent of the site this may not be accessible from all parts of any proposal. The site is located between train stations at Eridge and Crowborough, but with the topography of the area and road speed making cycling/walking unattractive and inconvenient. There is a pedestrian footpath along the A26, however, it is not available along the whole route towards Crowborough, therefore, making it inaccessible by walking. There is an existing vehicular access point via the A26 which currently provides access to the farm shop. This may be a suitable access for the level of development, however further investigation is required.
	Town and Village Centres	The site does not relate to a sustainable settlement and will not contribute to the viability and vitality of town and village centres.
	Education & Skills	The site is situated in a rural location where access to educational facilities is limited. The absence of nearby schools may reduce opportunities for convenient and sustainable travel to education and could present challenges in supporting skill development within the local community. The site therefore offers weak educational accessibility.
Major Negative		
	Landscape & Townscape	The site is within the High Weald National Landscape, an area considered to be of high landscape sensitivity to residential development. The extent, location and visibility of the site on a ridge top location would combine to make development highly visible and out of character, harmful to the High Weald landscape and its components. The isolated location of the site away from any settlement exacerbates impact and results in development alien, harmful and out of character with the rural locality. .
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Pollution, Health & Wellbeing, Economy & Employment**

PARISH: Polegate

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	**Not assessed in Reg 18(1)**																				
	SA Reg 18(2) Results																				
1069/1510	Polegate West																				

COMMENTARY	
Site	The site is of considerable scale and comprises mainly undulating fields used for grazing. A small proportion of the site is formed of residential buildings and associated farm buildings and service area of Cophall roundabout.
Parish / Settlement	Polegate / Polegate (Type 2 – Settlements that geographically relate to a region al centre out with Wealden District)
Development Proposal	The site was submitted as part of the Council's SHELAA Call for Sites, submitted for any use/development. It has therefore been assessed for Gypsy, Traveller and Travelling Showpeople Pitches.
Summary of Assessment	The site comprises of undulating fields used for grazing to the west and north west of the urban settlement of Polegate. The site is predominately agricultural grazing land, although a small proportion of the site is formed of residential dwellings and associated farm buildings of Cophall Farm, and service areas at Cophall roundabout. The site is bounded to the east and south by the A22/A27 interchange, which separates the site from the urban settlement of Polegate. The 2023 Landscape Sensitivity Assessment states that the site moderately to highly sensitive to development. There are portions of the site that are relatively enclosed within the wider landscape, benefitting from the extensive level of screening which surrounds the site and these areas may be suitable for development. However, there are particular constraints in terms of the landscape setting of the South Downs National Park, which lies in close proximity to the site's southern boundary. The impact on the setting of the listed buildings forming Wootton Manor located to the west of the site, the Historic Park and Garden may also have significant adverse impacts. Although close proximity to the A27 and Polegate, the site and immediate locality is rural in nature and is isolated from local services and facilities including public transport links to Polegate.
Mitigation Measures	• Not all mitigation measures have been identified at this stage. • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate Change adaptation and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape & Townscape, Flood Risk and Transport & Accessibility could also help to mitigate impacts.
Cumulative Impacts	Impacts on the landscape, highways and biodiversity would require further investigation to determine the cumulative impacts and identify mitigation.
Select / Reject / Uncertain	**REJECT** for Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
Minor Positive Impacts		
	Green & Blue Infrastructure	The significant trees and hedgerows located along site boundaries and within the site provide excellent wildlife corridors and steppingstones to the wider area, particularly to the priority habitat that adjoins the northern and central parts of the site. Any development should seek to retain and protect these trees and hedgerows to maintain and enhance the green infrastructure network.
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the district
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Flood Risk	The site is largely in Flood Zone 1. The northern boundary of the southernmost parcel is within flood zone 2 with small area of that also within flood zone 3a and 3b which would have a marginal impact on the developable area. Surface water flooding flowpaths extend from this area which may restrict access and therefore reduce the developable area of the site. Isolated areas of the site are also affected by surface water flooding around the access which will need to be addressed by the proposed scheme, as well as in the north east part of the site. Overall only small areas are affected which would not preclude development of the site although mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. The site is not affected by groundwater flooding.
	Water Resource	Wealden has been identified as an area of serious water stress. Development of this site will increase the demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone.
	Soil, Land & Minerals	Greenfield/ Agricultural land (not classified). The site is not safeguarded for waste or minerals operations. Development of the site is unlikely to result in land contamination. Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.
	Biodiversity	The site is likely to have some notable biodiversity value, noting the greenfield nature of the site, landscape features, some forming BOA on site, and deciduous woodland priority habitat adjacent. A large swathe of Ancient Woodland is located adjacent to the northern boundary of the site. Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide. The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and speciesit supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. BNG requirements will need to be met. Detailed mitigation measures will need to be identified.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Landscape & Townscape	The South Downs National Park lies in close proximity to the site's southern boundary. The South Downs National Park is highly visible from the elevated parts of the site, particularly where topography of the site slopes upwards towards a ridge in the centre of the site. leading to likely significant landscape effects. The Landscape and Visual Appraisal 2026 states that the site is moderately sensitive to small and medium scale development.
	Historic & Cultural Heritage	The south-west corner of the site abuts Wootton Manor Grade II Listed Registered Park and Gardens. Approximately 450m to the west of the site is a cluster of Grade II and Grade II* Listed Buildings within the Registered Park and Gardens. Development adjoining the boundary of the Registered Park and Garden would potentially erode the rural locality and setting of the site. Even if mitigation were achieved by setting built form back from this edge, the creation of a new settlement adjacent to this heritage asset is likely to have an impact on the relationship of the asset to its surroundings, and its historic evolution and context. Whilst the Heritage Impact Assessment (2026) identifies reduced sensitivity to some parts of th site, a negative impact remains if developed in entirety.
	Transport & Accessibility	There is an existing vehicular access at the site's eastern boundary, although would not be suitable if the site was completely built out. The site has access to some services and employment at the Cophall Roundabout. There is a signalled pedestrian crossing linking the site to Polegate Town Centre and train station approximately 1km from the site.
	Town & Village Centres	The site is isolated and detached from the local services and facilities, therefore will not contribute to the viability and vitality of Polegate.
	Education & Skills	The nearest school provision is in the Polegate and Willingdon areas, east and south of the site, however, the site is severed from both of these areas by the A22/A27. There is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address the need for education provision include consideration of a new primary school on the Mornings Mill development site to the south, which has planning permission for 700 homes. There is no shortfall in early years and secondary provision.
Major Negative		
	Pollution	The site is largely within area classed as 'brighter–brightest'' in light pollution mapping. The western most parts of the site fall just below this category, with land to the west adjoining areas designated as 'darkest.' The SDNP lies to the south of the site and could be affected by the increase in light pollution. The location is likely to result in car reliant development, and will increase traffic in the area, and add to the already congested Polegate/Willingdon A27/A22 interchange that abuts the site. The interchange and nearby traffic congestion have the potential to affect future residents of the development, both through air and noise pollution. The site abuts the A27 and A22 to the east, the main trunk road east-west through this part of the District. The site also abuts a main railway line and a further part of the A27 to the south of the site. Development along the east and south parts of the site, adjacent to the road and railway line, is likely to experience significant noise pollution. Mitigation will need to be identified to avoid any adverse impact, through careful layout and design, including potential noise barriers, and suitable construction.

No Significant Impacts	
	The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Pollution, Health & Wellbeing, Economy & Employment**

PARISH: Heathfield and Waldron

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
1280/1920	Granary, New Pond Hill, Cross in Hand, Heathfield																				

COMMENTARY	
Site	The site is 3.6 hectares and comprises a residential dwelling and agricultural field.
Parish / Settlement	Heathfield and Waldron / Cross in Hand (Type 4 – Secondary Village)
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	The site benefits from existing boundary trees and hedgerows which contribute to green infrastructure and biodiversity value, although appropriate buffers and biodiversity enhancements would be required, particularly given the site's proximity to ancient woodland. However, the site is located within the High Weald National Landscape and is detached from the existing built form of Cross in Hand, resulting in potential adverse effects on landscape character. The rural location also gives rise to significant accessibility constraints, with limited access to public transport, services, facilities and educational opportunities. Although Cross in Hand itself is identified as a sustainable settlement in the spatial strategy, this site is located some distance from it in an isolate position, and not accessible by means other than car, and is even further from a higher order settlement where day to day needs can be met. While impacts relating to climate change mitigation, pollution and waste generation have been identified, these are not considered insurmountable and could be addressed through the application of Local Plan policies and site-specific mitigation measures.
Mitigation Measures	• The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts.
Cumulative Impacts	The site was refused planning permission (WD/2024/0748/F) and was dismissed at appeal for the erection of three detached dwellings. It is acknowledged that the proposed development will have an impact on the highway network, and other built or natural infrastructure.
Select / Reject / Uncertain	**REJECT** for Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
Minor Positive Impacts		
	Flood Risk	Site is wholly within Flood Zone 1. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water run off as development will introduce impermeable surfaces.
	Green & Blue Infrastructure	There are mature hedgerows and trees on site boundaries These provide excellent wildlife corridors and steppingstones to the wider area. Any development should seek to retain and protect the site boundary trees and hedgerows to maintain and enhance the green infrastructure network.
	Biodiversity	Site has no designations. Ancient woodland is adjacent to the north of the site. Any mature trees and hedgerows on site boundaries should be maintained, and buffers will be required. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Social Inclusion	Further details are required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristics, for which there is a current significant shortfall in the District.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Pollution	The site is within an area of the district considered to be darker in CPRE's light pollution mapping. Therefore, development could introduce more light pollution to the area but may be mitigated depending upon the amount of development proposed. Air and noise pollution is also expected to increase both in construction and operation.
	Landscape & Townscape	The site is within the High Weald National Landscape, an area considered to be of high landscape sensitivity to residential development according to the Landscape Sensitivity Assessment 2023 and is detached from the existing built form in Cross in Hand. The site is situated in an isolated location which may have a detrimental impact upon the attractiveness of the landscape and fails to relate to the settlement pattern of the locality
	Town & Village Centre	The site is in a rural location with poor / limited access to any town or village centre for people to reach services and facilities and it is unlikely to support the vitality and viability of a village or town centre.
	Education & Skills	The site is situated in a rural location where access to educational facilities is limited. The absence of nearby schools may reduce opportunities for convenient and sustainable travel to education and could present challenges in supporting skill development within the local community. The site therefore offers weak educational accessibility, although it is noted access would be comparable to existing arrangements and accessibility for those on site.
Major Negative		
	Transport & Accessibility	There is an existing access to the site via New Pond Hill, however this may need improvements dependent on the level of development on the site. It is uncertain whether this could be achieved due to the narrowness of the lane. There is no bus stop in walking distance of the site, nor any pedestrian and cycle provision to get to and from the site. The site itself is in an isolated location. The nearest train station is Buxted, approximately 5 miles north-west of the site, therefore the only reasonable access to the station is via public vehicle.
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources, Soil, Land & Minerals, Historic & Cultural Heritage, Health & Wellbeing, Economy & Employment**

PARISH: Rotherfield

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
1281/1630	Green Hedges Nursery, Mark Cross, Crowborough																				

COMMENTARY	
Site	The site is 1.3ha and and partly consists of an existing gypsy and traveller site containing 4 pitches.
Parish / Settlement	Rotherfield / Mark Cross (Closest proximity)
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	Development of the site would make a positive contribution towards meeting the identified accommodation needs of Gypsies, Travellers and Travelling Showpeople within the district and would support social inclusion, particularly as the proposal would extend an existing site and help meet the accommodation needs of existing families. The site benefits from established trees and hedgerows which contribute positively to the green infrastructure network and should be retained and enhanced as part of any development proposal. However, the site is located adjacent to the sensitive ecological and historic environment of Eridge Park, including a Site of Special Scientific Interest and Grade II Registered Park and Garden, giving rise to uncertain effects on biodiversity and heritage assets. There is also some uncertainty on impact on the High Weald National landscape, although the Landscape and Visual Appraisal (2026) identifies reduced sensitivity to the eastern part of the site, and a reduced impact if only this were developed. The site's isolated rural location also results in poor accessibility to public transport, services and facilities, with future occupiers likely to be reliant on private vehicle use. However, the site is an extension to an existing provision. Whilst adverse effects have also been identified in relation to climate change mitigation, waste generation, pollution and educational accessibility, these impacts are not considered insurmountable and could be addressed through the application of Local Plan policies and site-specific mitigation measures.
Mitigation Measures	• Not all mitigation measures have been identified at this stage. • The implementation of specific Local Plan policies in relation to, Climate change adaption and mitigation, Green and Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport and Accessibility could also help to mitigate impacts.
Cumulative Impacts	The site currently benefits from planning permission (WD/2014/0992/FE and WD/2010/1567/FR) for three mobile homes and two touring caravans. It is acknowledged that the proposed development will have an impact on the highway network, and other built or natural infrastructure. There are no other SHELAA sites in close proximity to the site.
Select / Reject / Uncertain	**SELECT** (in part) for Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District The proposal also acts as an extension to an existing site, potentially addressing needs of existing GTTSP families, allowing those families to grow and remain integrated with wider family units.
Minor Positive Impacts		
	Green & Blue Infrastructure	The significant trees and hedgerows located along site boundaries and within the site provide excellent wildlife corridors and steppingstones to the wider area. Any development should seek to retain and protect these trees and hedgerows to maintain and enhance the green infrastructure network.
	Quality of Life	Further details required, but the proposal may contribute to increased quality of life by extending existing GTTSP provision and community provision.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Flood Risk	The site is wholly within flood zone 1. However, the entirety of the site is within an area of ground water concern which would require further investigation. Mitigation measures will need to be provided for the site as development will introduce impermeable surfaces.
	Soil, Land & Minerals	The site is a greenfield site of poor quality (Grade 4). There is however possibility low to high likelihood of the site being 'best and most versatile' agricultural land.
	Biodiversity	The site is located adjacent to Eridge Park which is a Grade II Registered Park and Garden, a Site of Special Scientific Interest and a priority habitat. Development could result in habitat loss, fragmentation of ecological networks and increased disturbance from lighting, noise and recreational activity. Given the sensitivity of the location, there is a potential for both direct and indirect adverse effects on biodiversity and ecological connectivity. Whilst mitigation, buffering and biodiversity net gain measures could reduce impacts, the sites location within a highly sensitive ecological setting may have a negative effect on biodiversity. A detailed ecological assessment would be required to demonstrate that effects on designated habitats can be avoided.
	Landscape & Townscape	The site is within the High Weald National Landscape, an area considered to be of moderate landscape sensitivity to residential development as per the Landscape and Visual Appraisal (2026) The site occupies an isolated location which may have a detrimental effect on the attractiveness of the landscape. In particular, any expansion of the use is likely to result in a greater landscape impact on the western and south-western parts of the site, which appear to be more exposed and sensitive to change than the eastern half. Development would therefore be suitable on part of the site only, acting as an extension to existing development.
	Historic & Cultural Heritage	The north and west of the site abuts Eridge Park Grade II Listed Registered Park and Garden. Development adjoining the boundary of the Registered Park and Garden would potentially erode the rural locality and setting of the site. Even if mitigation were achieved by setting-built form back from this edge, the extension of the existing site adjacent to this heritage asset is likely to have an impact on the relationship of the asset to its surroundings, and its historic evolution and context.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Minerals	Development will result in an increase in waste in both construction and operation.
	Pollution	The site is within an area of the district considered to be darker in CPRE's light pollution mapping. Therefore, development could introduce more light pollution to the area, but may be mitigated depending upon the extent of the iste and amount of development proposed. Air and noise pollution is also expected to increase both in construction and operation.
	Town & Village Centre	The site is in a rural location with poor / limited access to any town or village centre for people to reach services and facilities and it is unlikely to support the vitality and viability of a village or town centre.
	Education & Skills	The site is situated in a rural location where access to educational facilities is limited. The absence of nearby schools may reduce opportunities for convenient and sustainable travel to education and could present challenges in supporting skill development within the local community. The site therefore offers weak educational accessibility.
Major Negative		
	Transport & Accessibility	The site is in an isolated and detached location. There is an existing vehicular access via Danegate however this may be unsuitable for a significant increase in traffic generation due to the narrowness of the road. There are no bus stops within walking distance to the site and the nearest train station is Wadhurst, Eridge and Frant approximately 2.5 miles from the site. The site has limited public transport with access to services primarily reliant on walking, cycling or private vehicle.
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resource, Health & Wellbeing, Economy & Employment**

PARISH: Hellingly		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	**Address**																				
N/A	**Not assessed in Reg 18(1)**																				
940/3090	Land adjoining Laurel Cottage, The Dicker, Lower Dicker																				

COMMENTARY	
Site	The site is 0.77ha and existing use is scrubland and a derelict building.
Parish / Settlement	Hellingly / Lower Dicker (Type 5 – Neighbourhood Settlement)
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	Development would make a positive contribution towards meeting the identified accommodation needs of Gypsies, Travellers and Travelling Showpeople within the district and has the potential to support social inclusion. The site benefits from good access to public transport and educational facilities and lies within flood zone 1. There are no designated biodiversity sites within or adjacent to the site, although existing trees, hedgerows and the pond are important features that would require retention and enhancement as part of any development proposal. Potential adverse effects have been identified in relation to climate change mitigation, and waste generation, however these are not considered significant and could be addressed through appropriate mitigation measures, sensitive design and landscaping.
Mitigation Measures	• Mitigation measures have not been identified at this stage. • The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts.
Cumulative Impacts	Development of the site in combination with other allocations may contribute to incremental increases in traffic movements, greenhouse gas emissions and localised landscape change. However, these impacts are not considered likely to be significant and could be mitigated through the implementation of Local Plan policies and site-specific mitigation measures. The site would contribute positively towards meeting identified Gypsy, Traveller and Travelling Showpeople accommodation needs across the district.
Select / Reject / Uncertain	**SELECT** for Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
	Social Inclusion	Further details are required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the district.
Minor Positive Impacts		
	Flood Risk	The site is wholly within Flood Zone 1. The site includes some areas within a surface water flood risk flow path along the northern boundary of the site. There is no risk of groundwater flooding on site. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water run off as development will introduce impermeable surfaces.
	Biodiversity	There are no designated sites near the site, and it is not within a biodiversity opportunity area. There is no designated biodiversity sites or priority habitats within the site. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Landscape & Townscape	The site comprises a wooded area of informal enclosure forming part of the settlement edge of Lower Dicker. Trees and hedgerows are important landscape features and would need to be appropriately retained and integrated within any development proposal. The site is located immediately adjacent to a proposed employment allocation and would therefore form part of a broader area of planned development, integrating with existing and proposed built form and reducing the potential for adverse impacts on the wider landscape. Furthermore, the site occupies a frontage location on the A22, where existing ribbon development, commercial uses and associated built form are evident, meaning development would not be out of character with the local townscape. The site's proximity to employment uses and the busy A22 reduces the sense of rural tranquillity in this location, while strong boundaries to the west, south and north provide a high degree of enclosure and limit visibility from the wider landscape. As such, development is considered capable of being accommodated with limited landscape effects and has the potential to reinforce the settlement edge in this location.
	Transport & Accessibility	Lower Dicker does not have a rail station; however, Berwick Station is located approximately 3.9 miles to the south and Polegate Station approximately 4.7 miles to the south east. The site benefits from a sustainable location with direct frontage onto the A22 and access to an existing footway network, enabling pedestrian connectivity to nearby services and public transport. Bus stops are located within approximately 5 minutes' walk of the site, with very frequent services connecting to higher-order settlements including Hailsham, Eastbourne, Polegate, Lewes, Brighton and Tunbridge Wells. These centres provide access to a wide range of employment opportunities, services and community facilities capable of meeting residents' day-to-day needs. Whilst opportunities exist to enhance public transport infrastructure, the site is considered to have good accessibility to sustainable transport options. Although the A22 forms part of the strategic road network where capacity constraints have been identified, the proposed gypsy and traveller development would be small-scale and is therefore unlikely to generate a significant increase in traffic movements or result in a material adverse effect on the operation of the highway network.
	Education & Skills	The site benefits from its close proximity to a number of established schools within Hailsham, providing convenient and equitable access to education for future residents. The strong education provision supports the development of skills within the community and contributes positively to the sites overall sustainability.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Soil, Land & Minerals	Land at this location is good to moderate agricultural quality (Grade 3). However, there is a low likelihood that it is 'best and most versatile' agricultural land.
	Pollution	The site adjoins a proposed employment allocation. The compatibility of neighbouring employment and residential uses is uncertain at this stage, and there is potential for noise, dust, lighting and other pollution impacts. Further assessment would be required to ensure no unacceptable effects on residential amenity.
	Green & Blue Infrastructure	There are hedgerows along the site boundaries as well as trees and a pond on site, which provide wildlife corridors and contribute to the green infrastructure network in the area. Development of the site should seek to retain, maintain and enhance the green infrastructure network. Impacts considered uncertain at this stage as they depend on the implementation of a suitable landscape scheme.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Quality of Life & Place	Further details required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Materials	Development will result in an increase in waste in both construction and operation.
Major Negative		
		None
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources**; **Pollution**; **Historic & Cultural Heritage; Housing; Health & Wellbeing**; **Economy & Employment Town & Village Centres,**

PARISH: Long Man

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
	Milton Field, Milton Gate, Wilmington, Polegate																				

COMMENTARY	
Site	The site is an existing Gypsy and Traveller site with six permanent pitches.
Parish / Settlement	Long Man / Polegate (Type 2 Settlement)
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	Development of the site would make a positive contribution towards meeting the identified accommodation needs of Gypsies, Travellers and Travelling Showpeople within the district and would support social inclusion through the extension of an existing site, potentially enabling existing families to remain together and meet future accommodation needs. The site benefits from existing boundary trees and hedgerows, including priority habitat, which contribute positively to the green infrastructure network and biodiversity value of the area. The site also has reasonable access to public transport compared to many rural sites. Whilst the site's proximity to the South Downs National Park gives rise to potential adverse effects on landscape character and visual amenity, these effects are reduced due to existing built form on site, with the Landscape Visual Appraisal (2026) identifying a low-moderate sensitivity to this form of development. The rural location also results in limited access to town and village centres and educational facilities, somewhat mitigated by the public transport available immediately south of the site. Whilst adverse effects have been identified in relation to climate change mitigation, waste generation, pollution and landscape character, these impacts are not considered significant and could be reduced through the application of Local Plan policies, sensitive design, landscaping measures and site-specific mitigation.
Mitigation Measures	• The implementation of specific Local Plan policies in relation to Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	Milton Field benefits from planning permission (most recently WD/2021/2235/FR) for the stationing of six pitches. It is acknowledged that the proposed development will have an impact on the highway network, and other built or natural infrastructure.
Select / Reject / Uncertain	**SELECT** for Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District The proposal also acts as an extension to an existing site, potentially addressing needs of existing GTTSP families, allowing those families to grow and remain integrated with wider family units.
Minor Positive Impacts		
	Flood Risk	The site is in Flood Zone 1. No risk of surface water flooding; however, the site is partially within an area of groundwater concern which would need further investigation and potential mitigation. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Green & Blue Infrastructure	There are mature hedgerows and trees on site boundaries including a priority habitat on the northern and eastern boundary. These provide excellent wildlife corridors and stepping stones to the wider area. Any development should seek to retain and protect the site boundary trees and hedgerows to maintain and enhance the green infrastructure network.
	Biodiversity	There are no designated sites near or within the site and it is not within a biodiversity opportunity area or a priority habitat. All development will need to provide a minimum of 10% BG in accordance with the Environment Act 2021.
	Transport Accessibility	The site benefits from access to a bus stop in close proximity, providing connections to nearby settlements and services. Polegate railway station is located approximately 3 miles from the site. Whilst future occupiers would remain reliant on some private vehicle use, the site has reasonable access to public transport. Any development would need to consider impact on the strategic road network and vehicular access onto the A27 truck road to the south.
	Quality of Life & Place	Further details required, but the proposal may contribute to increased quality of life by extending existing GTTSP provision and community provision.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Soil. Land & Minerals	The site is greenfield agricultural land. Land at this location is good to moderate quality (Grade 3). It is uncertain whether the land is 'best and most versatile' agricultural land
	Landscape & Townscape	The South Downs National Park lies in close proximity to the site's southern boundary. The South Downs National Park is highly visible from the elevated parts of the site, particularly where topography of the site slopes upwards towards a ridge in the centre of the site, however, landscape effects are somewhat reduced due to existing development and built form on site.. The Landscape and Visual Appraisal 2026 states the sites' overall landscape sensitivity as being low-moderate and there will unlikely to be any substantial changes to the landform.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Materials	Development will result in an increase in waste in both construction and operation.
	Pollution	The site is within an area of the district considered to be darker in CPRE's light pollution mapping. Therefore, development could introduce more light pollution to the area but may be mitigated depending upon the amount of development proposed. Air and noise pollution is also expected to increase both in construction and operation.
	Town & Village Centre	The site is in a rural location with poor / limited access to any town or village centre for people to reach services and facilities and it is unlikely to support the vitality and viability of a village or town centre.
	Education & Skills	The site is situated in a rural location where access to educational facilities is limited. The absence of nearby schools may reduce opportunities for convenient and sustainable travel to education and could present challenges in supporting skill development within the local community. The site therefore offers weak educational accessibility, although it is noted access would be comparable to existing arrangements and accessibility for those on site.
Major Negative		
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources, Historic & Cultural Heritage, Health & Wellbeing, Economy &Employment**

PARISH: Chiddingly

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
	Land at Randalls Farm, Whitesmith, Chiddingly																				

COMMENTARY	
Site	The site is an existing gypsy and traveller site with four pitches.
Parish / Settlement	Chiddingly / Whitesmith (Closest Proximity)
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	The site is located adjacent to Whitesmith within Chiddingly Parish and is a registered gypsy and traveller residential site occupied by four pitches. Development of the site would make a positive contribution towards meeting the identified accommodation needs of Gypsy's, travellers and travelling showpeople within the district whilst supporting the social inclusion through the extension of an existing site and established community. The site benefits from existing boundary hedgerows and trees which contribute positively to the local green infrastructure network and should be retained and enhanced as part of any future development. The site lies outside of any protected landscape designation, and the site is considered of having a low to moderate landscape sensitivity in the Landscape and Visual Appraisal (2026), although the eastern part of the site is considered more sensitive that the western part. The site is not subject to any significant biodiversity or heritage constraints. The site is situated adjacent to Whitesmith and benefits from direct access to the A22 corridor. Bus stops are located within reasonable proximity of the site, although the quality and convenience of pedestrian connections to these services is uncertain. Whilst the site benefits from some access to public transport, future occupiers are likely to remain reliant on private vehicle travel to access a wider range of services, facilities and employment opportunities. The site's rural location also results in limited accessibility to educational facilities and town and village centres.
Mitigation Measures	• Not all mitigation measures have been identified at this stage, • The implementation of specific Local Plan policies in relation to climate change adaption and mitigation, Green and Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood Risk and Transport & Accessibility could also help to mitigate impacts.
Cumulative Impacts	Land at Randalls Farm currently benefits from planning permission (WD/2023/0958) for four Gypsy and Traveller pitches and is the subject of a further application (WD/2025/1844) relating to alterations to the site access onto the A22. Development of the site in combination with other allocations and commitments within the district may contribute to incremental increases in traffic movements on the local highway network, greenhouse gas emissions and demand for local infrastructure and services. There is also potential for cumulative effects on the character of the rural landscape surrounding Whitesmith. However, given that the proposal would represent an extension to an existing authorised site and is of a relatively limited scale, cumulative impacts are not considered likely to be significant. The site would contribute positively towards meeting identified Gypsy, Traveller and Travelling Showpeople accommodation needs across the district.
Select / Reject / Uncertain	**SELECT** for Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District The proposal also acts as an extension to an existing site, potentially addressing needs of existing GTTSP families, allowing those families to grow and remain integrated with wider family units.
Minor Positive Impacts		
	Quality of Life & Place	Further details required, but the proposal may contribute to increased quality of life by extending existing GTTSP provision and community provision.
	Green & Blue Infrastructure	The sites boundary includes mature hedgerows and trees which provide wildlife corridors and stepping stones to the wider area. Development of the site should seek to retain, maintain and enhance the green infrastructure network.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Flood Risk	The site is wholly within Flood Zone 1 and is not affected by ground water flood risk. There is an area of the site in the east along the site frontage affected by surface water flooding but would have a marginal impact on the developable area. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Soil, Land & Minerals	The site comprises predominantly Grade 4 agricultural land (poor quality agricultural land). Grade 4 is not classified as best and most versatile; development would therefore result in the loss of lower quality agricultural land and likely to have a less significant effect on agricultural land resources.
	Landscape & Townscape	The site is located outside the High Weald National Landscape, and the 2026 landscape evidence indicates that the site has an overall low to moderate landscape sensitivity. However, sensitivity varies across the site with the eastern part identified as being of greater sensitivity than the western part. Development may result in some adverse effects on local landscape character and views, although these may be capable of mitigation through site design and retention of existing landscape features.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Materials	Development will result in an increase in waste in both construction and operation.
	Pollution	The site is within an area of the district considered to be darker in CPRE's light pollution mapping. Therefore, development could introduce more light pollution to the area but may be mitigated depending upon the extent of development proposed. The site is located in proximity to the A22 which is a source of traffic related noise. Development may therefore expose future occupants to elevated nose levels compared with more rural locations. However, any effects are likely to be capable of mitigation through site design and layout.
	Transport & Accessibility	The site is located adjacent to Whitesmith and benefits from access to the A22 corridor. The site is located within reasonable proximity of an existing bus stop approximately 400m from the site. However, the extent to which these stops can be accessed safely would depend on the availability of pedestrian infrastructure which is currently not present. The nearest train stations are Berwick and Polegate. Whilst the site benefits from access to public transport, residents may remain reliant on private vehicle travel to access a wider range of services and facilities.
	Town & Village Centre	The site is in a rural location with poor / limited access to any town or village centre for people to reach services and facilities and it is unlikely to support the vitality and viability of a village or town centre.
	Education & Skills	The site is situated in a rural location where access to educational facilities is limited. The absence of nearby schools may reduce opportunities for convenient and sustainable travel to education and could present challenges in supporting skill development within the local community. The site therefore offers weak educational accessibility, although it is noted access would be comparable to existing arrangements and accessibility for those on site.
Major Negative		
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources; Biodiversity; Historical & Cultural Heritage, Health & Wellbeing; Economy & Employment**

PARISH: Framfield

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
	Fir Tree View, Easons Green, Halland																				

COMMENTARY	
Site	The site is an existing Gypsy and Traveller site with two pitches.
Parish / Settlement	Framfield / Halland (Type 5 – Neighbourhood Settlement)
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	The site is located adjacent to Halland within Framfield Parish and is a registered gypsy and traveller residential site occupied by two pitches. Development of the site would make a positive contribution towards meeting the identified accommodation needs of Gypsies, Travellers and Travelling Showpeople within the district and would support social inclusion through the extension of an existing authorised site, potentially enabling existing families to remain together and meet future accommodation needs. The site benefits from established boundary trees, hedgerows and adjacent areas of priority habitat woodland which contribute positively to the green infrastructure network and biodiversity value of the area and should be retained and enhanced as part of any development proposal. However, the site is located in a rural area and parts of the site are affected by flood risk, surface water flooding and groundwater constraints which would require further investigation and appropriate mitigation. The site's location also results in poor accessibility to public transport, town and village centres and a wider range of services and facilities, meaning future occupiers are likely to remain reliant on private vehicle use. Whilst adverse effects have also been identified in relation to climate change mitigation, waste generation, pollution and the potential loss of agricultural land, these impacts are not considered insurmountable and could be addressed through the application of Local Plan policies and site-specific mitigation measures.
Mitigation Measures	• The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaptation and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts.
Cumulative Impacts	The Plot benefits from planning permission (WD/2003/3025/FR) for three pitches. There are no other SHELAA sites in close proximity to the site.
Select / Reject / Uncertain	**SELECT** for Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District The proposal also acts as an extension to an existing site, potentially addressing needs of existing GTTSP families, allowing those families to grow and remain integrated with wider family units.
Minor Positive Impacts		
	Flood Risk	Site is wholly within Flood Zone 1. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water run off as development will introduce impermeable surfaces.
	Green & Blue Infrastructure	There are mature hedgerows and trees on site boundaries including a priority habitat (deciduous Woodland) on the eastern boundary. These provide excellent wildlife corridors and stepping stones to the wider area. Any development should seek to retain and protect the site boundary trees and hedgerows to maintain and enhance the green infrastructure network.
	Biodiversity	There are no designated sites or habitats within the site; however there are areas of priority habitat woodland adjoining the eastern boundary of the site. All development will need to provide a minimum of 10% BNG.
	Quality of Life & Place	Further details required, but the proposal may contribute to increased quality of life by extending existing GTTSP provision and community provision.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Soil, Land & Minerals	The agricultural land here is classified as Grade 3 by the ALC. However, it does not differentiate between Grade 3a and Grade 3b land. Therefore, development could result in the loss of BMV land if it is Grade 3a. Further information is required
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Education & Skills	The site is situated in a rural location, but it is noted there is some educational provision at nearby primary schools. Further detail is required.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Pollution	The site is located within a predominantly rural area that experiences relatively low levels of light pollution and contributes to local dark sky conditions. Development has the potential to increase artificial lighting and adversely affect local tranquility and night-time character. A wastewater treatment works (Halland WWTW) is located within the wider area and demonstrates the presence of existing wastewater infrastructure. No significant existing sources of light pollution are present in the immediate vicinity, although some influence arises from nearby settlements and the A22 corridor.
	Waste & Materials	Development will result in an increase in waste in both construction and operation.
	Transport & Accessibility	The site benefits from suitable vehicular access with no apparent highway constraints. However, accessibility by sustainable modes of public tranpsort is limited, with no bus stops within convenient walking distance and the nearest railway station located in Uckfield and beyond a reasonable walking distance. Development of the site would therefore be likely to increase reliance on private car travel.
	Town & Village Centres	The site does not relate to a sustainable settlement and will not contribute to the viability and vitality of town and village centres.
Major Negative		
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources, Landscape & Townscape, Historic & Cultural Heritage, Health & Wellbeing, Economy & Employment**

PARISH: Buxted

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
	Water Treatment Works, Station Road, Buxted																				

COMMENTARY	
Site	The site is an existing Gypsy and Traveller site with one pitch.
Parish / Settlement	Buxted / Buxted (Type 4 settlement – Secondary Village)
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	The site is located to the south of Buxted village adjacent to Buxted railway station and currently comprises an existing authorised Gypsy and Traveller site.The site benefits from a highly accessible location adjacent to Buxted Railway Station and within reasonable proximity of village services, educational facilities and public transport, reducing reliance on the private car when compared with many other rural sites. Existing woodland, mature boundary vegetation and the site's location within a Biodiversity Opportunity Area contribute positively to green infrastructure and biodiversity value, although appropriate mitigation and biodiversity enhancements, including measures relating to Ashdown Forest SPA, would be required. The site is not located within the High Weald National Landscape and is well contained by surrounding vegetation, resulting in limited landscape effects. However, the site's proximity to Buxted Wastewater Treatment Works and the railway line may give rise to amenity concerns relating to noise and odour, and will require further consideration through detailed site submission proposals and accompanying evidence
Mitigation Measures	• The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts.
Cumulative Impacts	The Plot benefits from planning permission (WD/2009/1757/FR) for one pitch. No immediately adjacent sites have planning permission or are under construction. They are promoted through the SHELAA process for development and are assessed individually. It is noted that a 50 dwellings scheme west of the site has been approved for residential development. Cumulatively, adjacent sites would need to consider impact on landscape and potential impact to the Ashdown Forest SPA/SAC.
Select / Reject / Uncertain	**SELECT** for Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District The proposal also acts as an extension to an existing site, potentially addressing needs of existing GTTSP families, allowing those families to grow and remain integrated with wider family units.
Minor Positive Impacts		
	Flood Risk	The site is not affected by pluvial, fluvial and ground water flood risk. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Transport & Accessibility	The site benefits from an established vehicular access from Station Road and is located adjacent to Buxted Railway Station, providing access to public transport services and reducing reliance on private vehicle travel compared with many rural sites. Whilst the existing access appears capable of serving the current single-pitch use, further assessment would be required to determine whether any intensification of the site could be accommodated without access improvements, particularly in relation to vehicle passing opportunities, visibility and service vehicle access.
	Green & Blue Infrastructure	The site is well contained by mature boundary vegetation and woodland, including areas of priority habitat deciduous woodland adjoining parts of the site. These features contribute to local green infrastructure networks, provide visual containment and support habitat connectivity. Development should seek to retain and protect existing trees, woodland and boundary vegetation and deliver appropriate biodiversity enhancements where possible.
	Biodiversity	There are no designated biodiversity sites or priority habitats within or immediately adjacent to the site. However, the site falls within a BOA, meaning any development should align with the BOA's strategic objectives. Additionally, as the site lies within 7km of the Ashdown Forest SPA, appropriate mitigation measures will be required. All proposals must also deliver a minimum 10% BNG in line with national policy.
	Quality of Life & Place	Further details required, but the proposal may contribute to increased quality of life by extending existing GTTSP provision and community provision.
	Town and Village Centres	The site's central location supports long-term vitality and viability of the area, and the offer of train station parking adds further benefit.
	Education & Skills	The site is located adjacent to Buxted village where primary school provision is available. Secondary education is available in Uckfield, which is accessible by rail given the site's location adjacent to Buxted Railway Station. The site therefore benefits from reasonable access to educational facilities and opportunities compared with many rural locations within the district.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Soil, Land & Minerals	The site is a greenfield site of poor quality (Grade 4). There is however possibility low to high likelihood of the site being 'best and most versatile' agricultural land.
	Landscape & Townscape	The site is not located within the High Weald National Landscape and has been assessed through the Council's Landscape and Visual Appraisal 2026 as being of low-moderate sensitivity to the intensification of the existing Gypsy and Traveller use. The existing traveller site and adjacent Water Treatment Works form a discrete developed area that is well contained by surrounding woodland and boundary vegetation. Whilst additional pitches, structures and lighting could increase the developed appearance of the site, visual effects are likely to be limited due to the enclosed nature of the site. Retention of boundary vegetation would help minimise impacts.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Materials	Development will result in an increase in waste in both construction and operation.
	Pollution	The site is located adjacent to Buxted Wastewater Treatment Works and in close proximity to the railway line and station. These uses have the potential to generate odour, noise and other amenity impacts affecting future occupants. Whilst the site is already occupied as an authorised Gypsy and Traveller pitch the proximity of these operational uses require consideration to prevent any adverse effect on residential amenity.
Major Negative		
		None
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources, Historic & Cultural Heritage, Health & Wellbeing, Economy & Employment**

PARISH: Hartfield

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
	The Chalet, Colestock Corner, Cowden																				

COMMENTARY	
Site	The site is an existing Gypsy and Traveller site with one pitch.
Parish / Settlement	Hartfield / Other
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	The site is located at Colestock Corner to the north-east of Cowden and comprises an existing Gypsy and Traveller site. The site benefits from established boundary hedgerows which contribute positively to green infrastructure and provide opportunities for habitat enhancement and improved ecological connectivity. Whilst the site lies within the High Weald National Landscape, landscape evidence indicates relatively low landscape impact from development and opportunities exist to minimise effects through sensitive design, retention of existing vegetation and the strengthening of boundary planting. The site is not subject to significant flood risk, biodiversity or heritage constraints. However, the rural location results in limited accessibility to services, educational facilities and town and village centres, with future occupiers likely to remain reliant on private vehicle use despite the relative proximity of Cowden railway station. Whilst adverse effects have also been identified in relation to climate change mitigation, waste generation and the potential loss of agricultural land, these impacts are not considered significant and could be addressed through the application of Local Plan policies and site-specific mitigation measures.
Mitigation Measures	• The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts.
Cumulative Impacts	The site benefits from planning permission (WD/2013/1272/FE) for one pitch. There are no other SHELAA sites in close proximity to the site.
Select / Reject / Uncertain	**SELECT** for Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District The proposal also acts as an extension to an existing site, potentially addressing needs of existing GTTSP families, allowing those families to grow and remain integrated with wider family units.
Minor Positive Impacts		
	Flood Risk	The site is not affected by pluvial, fluvial and ground water flood risk. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Green & Blue Infrastructure	The site is bounded by mature hedgerows which provide an important green infrastructure resource and contribute to ecological connectivity and landscape character. Development provides an opportunity to enhance the green infrastructure network through the re-establishment of the missing section of hedgerow along the A264 and northern site boundary using native species, improving connectivity between existing hedgerows and woodland to the east.
	Quality of Life & Place	Further details required, but the proposal may contribute to increased quality of life by extending existing GTTSP provision and community provision.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Soil, Land & Minerals	The agricultural land here is classified as Grade 3 by the ALC. However, it does not differentiate between Grade 3a and Grade 3b land. Therefore, development could result in the loss of BMV land if it is Grade 3a.Further information is required.
	Pollution	The site is located within the High Weald National Landscape where dark skies are recognised as an important component of landscape character. Whilst development has the potential to increase light pollution, the site comprises an existing authorised Gypsy and Traveller pitch associated with existing residential development at Colestock Corner. The continuation of the existing use is unlikely to result in significant additional lighting effects. The site is not located close to any significant sources of noise or air pollution and, given its small scale, is unlikely to generate notable adverse effects in relation to air quality, noise or light pollution.
	Landscape & Townscape	The site lies within the High Weald National Landscape. Landscape Visual Appraisal 2026 identifies the site as having low-moderate landscape sensitivity, with development resulting in a low overall impact on the core character components of natural beauty. Whilst development would introduce additional built form within a rural location, the site is contained by existing residential development and the adjacent road network, limiting wider landscape effects. Mitigation opportunities have been identified through the re-establishment of the missing section of hedgerow along the A264 and northern boundary of the site, utilising native species. This would strengthen landscape structure, improve visual containment of development and enhance ecological connectivity between the existing hedgerow network to the north-west and woodland to the east. Subject to the implementation of landscape mitigation and sensitive design, residual effects are likely to be limited.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Materials	Development will result in an increase in waste in both construction and operation.
	Transport & Accessibility	The site benefits from an existing vehicular access and is currently occupied as an authorised Gypsy and Traveller pitch. Given the established use of the site, no significant highway infrastructure improvements are anticipated to be required to facilitate its continued use. The site is located in a rural area outside a defined settlement boundary, and occupiers are likely to rely on the private car. However, Cowden railway station, which provides services to London Bridge and Uckfield, is located approximately 1-1.5km from the site.. Bus services are also available in the vicinity of Cowden Station and Cowden Cross.
	Town & Village Centres	The site is situated in a rural location with limited access to a range of services and facilities. Occupiers are likely to rely on private vehicle travel to access day-to-day needs
	Education & Skills	The site is located in a rural area and is not within walking distance of a primary or secondary school. Nevertheless, education facilities are available within the surrounding settlements, including Chiddingstone and Edenbridge, and can be accessed by private vehicle. As such, the site has limited accessibility to education services, resulting in a minor negative effect.
Major Negative		
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources, Biodiversity, Historic & Cultural Heritage, Health & Wellbeing, Economy & Employment**

PARISH: Mayfield and Five Ashes

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Sustainability Objectives																					
N/A	**Not assessed in Reg 18(1)**																				
	Little Oaks, Argos Hill, Mayfield																				

COMMENTARY	
Site	The site is an existing Gypsy and Traveller site with five pitches.
Parish / Settlement	Mayfield and Five Ashes / Other
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	The site is located at Argos Hill to the north-west of Mayfield and comprises an existing authorised Gypsy and Traveller site. The site benefits from established trees and hedgerows which contribute positively to the green infrastructure network and biodiversity value of the area and should be retained and enhanced as part of any development proposal. The site is located within the High Weald National Landscape; however, landscape evidence indicates generally low to moderate sensitivity, with the southern part of the site being more sensitive and therefore less suitable for development. The site benefits from proximity to public transport and educational facilities when compared with many rural sites, but limited means for pdestrains to access this, meaning future occupiers are still likely to rely on private vehicle travel.. Whilst adverse effects have been identified in relation to climate change mitigation, waste generation, pollution and potential impacts on landscape character, these impacts are not considered significant and could be addressed through the application of Local Plan policies, sensitive design and site-specific mitigation measures.
Mitigation Measures	• The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	The site benefits from planning permission (WD/2004/3349/F) for five pitches. There are no other SHELAA sites in close proximity to the site.
Select / Reject / Uncertain	**SELECT** (in part –) for Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District The proposal also acts as an extension to an existing site, potentially addressing needs of existing GTTSP families, allowing those families to grow and remain integrated with wider family units.
Minor Positive Impacts		
	Flood Risk	The site is not affected by pluvial, fluvial and ground water flood risk. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Green & Blue Infrastructure	The significant trees and hedgerows located along site boundaries and within the site provide excellent wildlife corridors and steppingstones to the wider area. Any development should seek to retain and protect these trees and hedgerows to maintain and enhance the green infrastructure network.
	Soil, Land & Minerals	The site is classified as grade 3 within the Agricultural Land Classification system. The site is not safeguarded for waste or minerals operations. There are no known issues with contamination of land.
	Quality of Life & Place	Further details required, but the proposal may contribute to increased quality of life by extending existing GTTSP provision and community provision.
	Education	The site has access to education facilities within the surrounding area. A primary school is located within Mayfield village approximately 1.2 miles from the site. Secondary education provision is available at nearby schools in Crowborough and Heathfield. Whilst access to education facilities is likely to require travel, the site is not isolated from primary or secondary education provision.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Pollution	The site lies within a rural area of the High Weald where levels of pollution are generally low. The site is within an area of the district considered to be darker in CPRE's light pollution mapping. Intensification of the existing site could increase localised noise, vehicle movements and artificial lighting, but significant adverse pollution effects are not anticipated subject to appropriate design and management measures.
	Landscape & Townscape	The site is located within the central part of the High Weald AONB and in the Landscape Sensitivity Assessment 2026 has been considered to be low to moderate landscape sensitivity. Therefore the siteshould be carefully considered in the detail of any development proposed.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Materials	Development will result in an increase in waste in both construction and operation.
	Town & Village Centres	The site is located in the countryside approximately 1 to 1.5 miles from Mayfield village, which contains a range of services and facilities including shops, healthcare and education provision. Although bus services are available within walking distance of the site, future occupants would remain reliant on private vehicles for many journeys due to the site's rural location. The site has access to nearby services, but is not located within or directly adjacent to a settlement.
	Transport & Accessibility	The site benefits from an existing vehicular access onto Argos Hill and there is no evidence of a significant access constraint. Bus stops are located within approximately 160m of the site, providing services to Mayfield, Heathfield, Tunbridge Wells and Eastbourne, however there isn't a safe pedestrian footpath to reach this. The nearest railway station is Crowborough, approximately 2.5 miles away. Whilst the site is located within a rural area and residents are likely to remain dependent on private vehicles for some journeys.
Major Negative		
		None
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources, Biodiversity, Historic & Cultural Heritage, Health & Wellbeing, Economy & Employment**

PARISH: Mayfield and Five Ashes

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
	The Plot, Horleigh Green Road, Mayfield																				

COMMENTARY	
Site	The site is a current gypsy and traveller site for three pitches.
Parish / Settlement	Mayfield & Five Ashes / Butchers Cross (Other)
Development Proposal	Gypsy, Traveller and Travelling Showpeople Pitches
Summary of Assessment	The site comprises an existing gypsy and traveller site with agricultural land to the rear. The site benefits from existing trees, hedgerows and areas of woodland which contribute positively to the local green infrastructure network and biodiversity value and should be retained and enhanced as part of any future development. However, the site lies within the High Weald National Landscape and an area identified as having relatively dark skies, resulting in the potential for adverse effects on landscape character, visual amenity and rural character if not adequately mitigated. The site is also located adjacent to ancient woodland and contains areas of priority habitat, which may give rise to biodiversity constraints and require appropriate buffering and mitigation measures. The rural and isolated nature of the site results in poor accessibility to public transport, educational facilities, services and facilities, with future occupiers likely to remain reliant on private vehicle use. Whilst adverse effects have also been identified in relation to climate change mitigation, waste generation, pollution and potential impacts on nearby heritage assets, these impacts are not considered insurmountable and could be addressed through the application of Local Plan policies and site-specific mitigation measures. Overall, the site presents a balance of positive and negative effects, with significant benefits arising from the continued provision of accommodation to help meet identified Gypsy and Traveller needs within the district.
Mitigation Measures	• The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	The Plot benefits from planning permission (WD/2003/3025/FR) for three pitches. There are no other SHELAA sites in close proximity to the site.
Select / Reject / Uncertain	**SELECT** (in part – eastern part only) for Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Gypsy, Traveller and Travelling Showpeople need in the district.
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District The proposal also acts as an extension to an existing site, potentially addressing needs of existing GTTSP families, allowing those families to grow and remain integrated with wider family units.
Minor Positive Impacts		
	Soil, Land & Minerals	The site is classified as grade 3 within the Agricultural Land Classification system. The site is not safeguarded for waste or minerals operations. There are no known issues with contamination of land.
	Green & Blue Infrastructure	The significant trees and hedgerows located along site boundaries and within the site provide excellent wildlife corridors and steppingstones to the wider area. Any development should seek to retain and protect these trees and hedgerows to maintain and enhance the green infrastructure network.
	Quality of Life & Place	Further details required, but the proposal may contribute to increased quality of life by extending existing GTTSP provision and community provision.
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Flood Risk	The site is wholly within flood zone 1. However, the entirety of the site is within an area of ground water concern which would require further investigation. Mitigation measures will need to be provided for the site as development will introduce impermeable surfaces.
	Landscape & Townscape	The site is within the High Weald National Landscape, an area considered to be of moderate landscape sensitivity to residential development as per the Landscape Sensitivity Assessment 2026 with the western half of the site having greater sensitivity to the eastern half. However, this could be mitigated and any development should be a proportionate extension to the gypsy and traveller use may be suitable when further details are provided.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Historic & Cultural Heritage	Three Grade II listed buildings (Marvells, Horleigh Green Farmhouse, Barn to the South East of Horleigh Green Farmhouse) lie to the east of the site. It is uncertain whether there would be any impact to these buildings.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Materials	Development will result in an increase in waste in both construction and operation.
	Pollution	The site lies within an area of the district considered to be of darker skies by CPRE's light pollution mapping. However it proximity to existing development means development of the site would have a limited impact here if mitigation were utilised.
	Biodiversity	There are no designated biodiversity areas, but the site includes a portion of priority habitat (deciduous woodland) within the site. Ancient woodland is adjacent to the north-east, of the site. Further investigation will be needed to determine whether any mitigation is possible, noting that retention of undeveloped land to mitigate development may be required. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Town & Village Centre	The site is in a rural location with poor / limited access to any town or village centre for people to reach services and facilities and it is unlikely to support the vitality and viability of a village or town centre.
	Education & Skills	The site is situated in a rural location where access to educational facilities is limited. The absence of nearby schools may reduce opportunities for convenient and sustainable travel to education and could present challenges in supporting skill development within the local community. The site therefore offers weak educational accessibility, although it is noted access would be comparable to existing arrangements and accessibility for those on site.
Major Negative		
Transport & Accessibility		The site is in an isolated and detached location. There is an existing vehicular access via Horleigh Green Road, however this may be unsuitable for a significant increase in traffic generation due to the narrowness of the road. The site is located in a rural area with no rail access within Mayfield itself. The nearest railway station is Wadhurst, approximately 5-6 miles from the site and there are no bus stops within walking distance to the site.
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources, Health & Wellbeing, Economy & Employment**

PARISH: Hellingly

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
N/A	Not assessed in Reg 18(1)																				
	Graceland, Hackhurst Lane, Lower Dicker																				

COMMENTARY	
Site	The site is a current site for travelling showpeople.
Parish / Settlement	Hellingly / Lower Dicker (Type 5 – Neighbourhood settlement)
Development Proposal	Travelling Showpeople Plots
Summary of Assessment	The site comprises an existing authorised Travelling Showpeople site and would make a positive contribution towards meeting the identified accommodation needs of Gypsies, Travellers and Travelling Showpeople within the district. The proposal would also support social inclusion by helping to address the current shortage of accommodation and potentially enabling existing families to remain within established communities. The GTAA (2022) specifically considered needs of Travelling Showpeople (TSP) andnoted *''There is one known (TSP) yard in the study area, in Wealden. The yard was identified through consultation with the Showmen's Guild of Great Britain and the Association of Circus Proprietors of Great Britain and during visits to Gypsy and Traveller sites, but it was not possible to have a discussion with the household at the time of consultation as there was no one available at the time. However, the Guild have confirmed the occupancy and that it is an extended family.'* Para 6.4 further states *'It was confirmed that there is no known additional need, however, if the family on the existing yard were to need additional plots, there is space on and adjoining the existing yard to accommodate any such need, subject to planning constraints on site.'* The site benefits from existing trees and hedgerows which contribute positively to green infrastructure and biodiversity and should be retained and enhanced as part of any future development. The site is located adjacent to Lower Dicker and benefits from reasonable access to educational facilities, with a primary school in Upper Dicker and secondary education provision in Hailsham. The site also benefits from access to nearby bus services providing connections to larger settlements including Hailsham, Eastbourne, Polegate and Lewes. However, accessibility constraints remain, as there is no dedicated footway connection to nearby bus stops along Hackhurst lane, although it is noted to be of shared use. The site lies within Flood Zone 1 and is not affected by groundwater flooding, although a small area of surface water flood risk is present along the eastern boundary. The site is not subject to significant biodiversity, landscape, heritage, health or economic constraints and any potential impacts are considered capable of mitigation through the application of Local Plan policies and site-specific measures. Whilst adverse effects have been identified in relation to climate change mitigation, waste generation, transport and accessibility, and access to town and village centres, these impacts are not considered insurmountable.
Mitigation Measures	• The implementation of specific Local Plan policies in relation to Historic and Cultural Heritage, Climate change adaption and mitigation, Green & Blue Infrastructure, Biodiversity, Landscape and Townscape, Flood risk and Transport & Accessibility could also help to mitigate impacts
Cumulative Impacts	The site benefits from planning permission (WD/1997/2150/F). Other sites are put forward for residential and employment uses across the wider area which may have cumulative impacts on the settlement or the wider area. Together with other land within the area, further work will be needed to understand the impacts on the transport network (through a county-wide model) and other infrastructure such as education, health services and community facilities.
Select / Reject / Uncertain	**SELECT** for Gypsy, Traveller and Travelling Showpeople

IMPACTS	OBJECTIVES	COMMENTARY
Major Positive Impacts		
	Housing	Development proposed would make a positive contribution to the Travelling Showpeople need in the district.
	Social Inclusion	Further details required although it is noted that the scheme provides much needed housing for those facing discrimination, with protected characteristic, for which there is a current significant shortfall in the District The proposal also acts as an extension to an existing site, potentially addressing needs of existing TSP families, allowing those families to grow and remain integrated with wider family units.
Minor Positive Impacts		
	Flood Risk	The site wholly within Flood Zone 1 and is not affected by groundwater flooding. A small part of the site along the eastern boundary is affected by surface water flood risk. Overall, this would have a marginal impact on the developable area without interfering with the existing access of the site. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
	Green & Blue Infrastructure	The significant trees and hedgerows located along site boundaries and within the site provide excellent wildlife corridors and steppingstones to the wider area. Any development should seek to retain and protect these trees and hedgerows to maintain and enhance the green infrastructure network.
	Biodiversity	There are no designated sites near the site and it is not within a biodiversity opportunity area. There is no designated biodiversity sites or priority habitats within the site. All development will need to provide a minimum of 10% BNG in accordance with the Environment Act 2021.
	Transport & Accessibility	Lower Dicker does not have a rail station. Berwick Station is 3.9 miles to the south and Polegate Station 4.7 miles to the south east. The site is within 5 minutes' walk to bus stops with differing routes providing very frequent connection to larger settlements (Hailsham, Eastbourne, Polegate, Lewes, Brighton and Tunbridge Wells), however there is no footpath to the bus stop. The site has an existing access via Hackhurst Lane, likely suitable to provide for access for travelling show equipment noting the previous use of this access as a main industrial estate entrance. Although no longer favoured for that access, the reduced use in connection with a TSP site would be minimal compared to previous trip generation/activity. Further details are required to establish the highway impacts of the proposals on the relevant junctions.
	Quality of Life & Place	Further details required, but the proposal may contribute to increased quality of life by extending existing GTTSP provision and community provision.
	Education & Skills	The nearest primary school to the site is in Upper Dicker, located approximately 0.9 miles from the site. The nearest secondary school is in Hailsham, located approximately 3.4 miles from the site. The site therefore has reasonable access to educational facilities
Uncertain Impacts		
	Climate Change Adaptation	Specific climate change adaptation measures need to be identified.
	Digital Infrastructure	Only 47% of all premises (residential and business) are covered by at least one broadband operator for a fixed download speed in WDC.
	Soil, Land & Minerals	The site is classified as grade 3 within the Agricultural Land Classification system. Whilst there is a low likelihood that it is 'best and most versatile' agricultural land, further information would be needed to assess this. The site is not safeguarded for waste or minerals operations. There are no known issues with contamination of land.
Minor Negative Impacts		
	Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation.
	Waste & Materials	Development will result in an increase in waste in both construction and operation.
	Town & Village Centres	The site is located in a rural location and is not within easy walking distance of a town or village centre.
Major Negative		
No Significant Impacts		
		The impacts are not considered to be significant for these objectives and can be addressed through mitigation measures. **Water Resources, Pollution, Landscape & Townscape, Historic & Cultural Heritage, Health & Wellbeing, Economy & Employment**

APPENDIX C

APPENDIX C : SITES WITH PERMISSION

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ARLINGTON SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
1042/1310	Land to east of Robin Post Lane, Hailsham		Hailsham			-	-	-	Permission

BUXTED SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	SA 18(2)	SA 19
031/1990	Land south of Millwood Lane, Five Ash Down	TN22 2ED	Five Ash Down	4.48		N	-	-	Permission
042/1840	Land to the south west of Lower Totease Farm, Framfield Road		Buxted			-	-	-	Permission
214/1990	Land at Coopers Row, Five Ash Down	TN22 3ES	Five Ash Down	4.01	Outline PP WD/2021/1895/MAO for 40 dwellings	-	-	-	Permission
290/1990	Land north of Pine Cottage.Coopers Green. Five Ash Down	TN22 3AE	Five Ash Down	1.47	Outline PP for 35 dwellings WD/2020/1088/MAO and WD/2023/2729/MRM	-	-	-	Permission
291/3225	Land behind the Croft,Coopers Green Road, Ringles Cross	TN22 3AE	Ringles Cross	0.99	Northern section granted PP at appeal APP/C1435/W/24/3339112 for resi.care home	Y	Y	Y	Permission
1005/1410	Land at Mockbeggar Farm,London Road, Uckfield	TN22 1HF	Uckfield	3.65	OPP granted APP/C1435/W/23/3330872 for 60 dwellings and WD/2022/0648/MAO	Y	Y	Y	Permission
1102/1840	Land to the north of the A272, west of Buxted	TN22 4BB	Buxted	8.63	PP granted WD/2023/2157/MAJ for 49 dwellings	N	N	N	Permission
1228/1840	Land at Saxon Court, Buxted, East Sussex		Buxted		WD/2023/2512/RM - erection of 2 houses and part demolition of redundant care home (part of site). WD/2025/1996/MAJ - demolition of existing buildings and construction of 30 (net) dwellings.	-	-	-	Permission and resolution to grant

CROWBOROUGH SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
112/1110	Cherry Trees,Tubwell Lane,Crowborough	TN6 3RH	Crowborough	1.68	Full PP for 6 dwellings WD/2020/1175/F not commenced	-	-	-	Permission
151/1110	Land at Orchid Riding Centre, south of Walshes Road, Crowborough		Crowborough			-	-	-	Permission
250/1110	Land at Steel Cross Farm, Green Lane, Crowborough		Crowborough			-	-	-	Permission
280/1110	Millbrook Garden Centre, Tubwell Lane, Jarvis Brook, Crowborough	TN6 3RJ	Crowborough	0.96	Outline PP for 27 dwellings WD/2020/2164/MAO & WD/2022/3249/MRM	-	-	-	Permission
695/1110	Land at Kemps Farm, Walshes Road, Crowborough		Crowborough			-	-	-	Permission
1067/1110	Land east of Southview Close, Crowborough	TN6	Crowborough			Y	Y	Y	Permission

APPENDIX C : SITES WITH PERMISSION

EAST HOATHLY WITH HALLAND SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
154/1950	Land off South Street, East Hoathly		East Hoathly			Y	Y	-	Permission
773/1950	Land at Hesmonds Stud, East Hoathly		East Hoathly			-	-	-	Permission

FLETCHING SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
1196/1630	Land at Old Spot Farm, A272, Filching	BN208SG	Piltdown	0.48		N	-	-	Permission

FRAMFIELD SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
002/1410	Bird In Eye farm (South), Bird In Eye Hill, Uckfield	TN22 5HA	Uckfield	44.41	OPP for 190 dwellings WD/2024/1799/O	N	N	-	Permission
028/1410	Cysleys Farm, Eastbourne Road, Uckfield	TN22 5QL	Uckfield	16.78	185 dwellings, OPP for 145 dwellings wd/2024/2955/ MAO part of site	Y	Y	-	Permission
079/1790	Land to the south of the B2102 and east of Stone Bridge Lane, Blackboys		Blackboys			-	-	-	Permission
082/1790	Mill View, Gun Road, Blackboys		Blackboys			-	-	-	Permission
096/2020	Land at Old Nursery House, Blackboys Road, Framfield	TN22 5PN	Framfield	4.50	58 dwellings OPP for WD/2021/0573/MAO & WD/2024/2491/MRM	-	-	-	Permission

FRANT SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
796/1610	Land at Little Mount Farm, Benhall Mill Road, Frant		Tunbridge Wells		WD/2021/2467/MRM - erection of a 146-bed continuing care retirement community unit (under Use Class C2). Resubmission of reserved matters was approved under planning reference WD/2023/2027/MRM in July 2024.	-	-	-	Permission
818/1610	Land at Whinlatter, St Mark's Road, Tunbridge Wells	TN2 5LU	Tunbridge Wells	1.29	7 dwgs (PP WD/2023/2490/O for 3 dwgs)	Y	Y	-	Permission

APPENDIX C : SITES WITH PERMISSION

HAILSHAM SITES						2023	2024	2026	Site
Ref. No.	**Address**	**Postcode**	**Settlement**	**Ha.**		**SHELAA**	**SA 18(1)**	**SA 18(2)**	**SA 19**
100/1310	Oaklands, Ersham Road, Hailsham		Hailsham			-	-	-	**Permission**
134/1310	Land north of Harebeating Lane, Land South of A271 at Magham Down (Site A)	BN27 1ER	Hailsham	9.87	80 Dwellings OPP -WD/2023/0290/MAO May 2025	**N**	**N**	-	**Permission**
135/1310	Land south of A271 and north of Harebeating Lane, Hailsham (Site B)	BN27 1ER	Hailsham	16.09	Western part of site OPP WD/2024/1833/MOA, alongside 328/1310, for up to 145 dwellings. RM due by 19 November 2026	**Y**	**Y**	-	**Permission**
278/1310	The Flour Mill, Upper Horsebridge Road, Hailsham		Hailsham			-	-	-	**Permission**
328/1310	150 and 152 Battle Road, Hailsham	BN27 1UD	Hailsham	0.32	Western part of site OPP WD/2024/1833/MOA, alongside 135/1310, for up to 145 dwellings. RM due by 19 November 2026	**Y**	**Y**	-	**Permission**
696/1310	Land adjoining Summerhill Lane, Hailsham		Hailsham		The land north of Summerhill Lane has achieved outline planning permission for 241 dwellings under planning reference WD/2019/2692/MAO. A reserved matters planning application pursuant to the outline planning permission was granted in January 2024 under planning reference WD/2023/1924/MRM and is under construction.	-	-	-	**Permission**
728/1310	Land south of Hailsham, west of Ersham Road and west of Station Road, Hailsham		Hailsham			-	-	-	**Permission**
804/1310	Land off Mill Road, Hailsham		Hailsham			-	-	-	**Permission**
808/1310	Coldthorn Barn, Coldthorn Lane, Hailsham	BN27 3PJ	Hailsham	5.69	31 dwellings WD/2025/0653/MRM pending	-	-	-	**Permission**
897/1310	Land at Peppers, Amberstone, Hailsham				The northern part of the site has achieved Technical Details planning consent for 2 (net) dwellings under planning reference WD/2023/1068/TD pursuant to the original permission in principle granted under planning reference WD/2022/1210/PIP, which has now been completed.	-	-	-	**Permission**
963/1310	Poplar Cottage Farm (East), Amberston, Hailsham	BN271PQ	Hailsham	1.69	45 dwellings (WD/2020/1690/MAO and WD/2022/2388/MRM)	**Y**	**Y**	-	**Permission**
1117/1310	Land off A271, Hailsham	BN271PJ	Hailsham	1.44	The site has a resolution to grant outline planning permission for the provision of 29 (net) dwellings under WD/2025/0115/MAO.	**N**	**N**	**N**	**Resolution to grant**

HARTFIELD SITES						2023	2024	2026	Site
Ref. No.	**Address**	**Postcode**	**Settlement**	**Ha.**		**SHELAA**	**SA 18(1)**	**SA 18(2)**	**SA 19**
1088/2080	Perryhill Nursery, Edenbridge Road, Hartfield	TN7 4JP	Hartfield	2.56		**N**	-	**N**	**Permission**

HEATHFIELD & WALDRON SITES						2023	2024	2026	Site
Ref. No.	**Address**	**Postcode**	**Settlement**	**Ha.**		**SHELAA**	**SA 18(1)**	**SA 18(2)**	**SA 19**
750/1210	Land at Snatchells Farm, Cross in Hand Road, Heathfield		Heathfield		WD/2024/2258/MAO – 24 dwellings	-	-	-	**Permission**
1164/1210	Silver Birches, Street End Lane		Broad Oak			-	-	-	**Permission**

APPENDIX C : SITES WITH PERMISSION

HELLINGLY SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
202/3090	Swallow Business Park Phase 2, north of A22, Lower Dicker	BN27 4BT	Lower Dicker	6.32	employment only PP granted WD/2015/0667/MAJ, WD/2019/0873/MAO, WD/2021/0183/MRM and WD/2023/1171/MRM	-	-	-	Permission
301/3000	Danecroft Nursery, Station Road, Hellingly	BN27 4EU	Hellingly	3.70	PP for 80 dwellings WD/2019/1136/MA and WD/2024/0078/MRM	-	-	-	Permission
428/3100	Land at North Street, Lower Horsebridge	BN27 4DR	Lower Horsebridge	2.74	under construction	N	-	-	Permission
574/3000	Horselunges Business Park and Eastlea, Park Road, Hailsham		Hellingly			-	-	-	Permission
666/3100	Land to the east of North Street, Lower Horsebridge	BN27 4DH	Lower Horsebridge	7.08	PP for 130 dwellings WD/2019/1575/MAO & WD/2024/1733/PO	-	-	-	Permission
784/3000	Land at Park Road, Hellingly	BN271PB	Hellingly	1.29	OPP for 80 dwellings WD/2024/0078/MRM	-	-	-	Permission
919/3000	Land at Park Farm, New Road, Hellingly	BN274EW	Hellingly	56.63	360 dwellings under construction	Y	Y	-	Permission
1155/3000	Knights Farm East, east of A267, Horsebridge		Lower Horsebridge			-	-	-	Permission

HERSTMONCEUX SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
040/2090	Land adjacent to Lime Cross Recreation Ground, Herstmonceux		Herstmonceux			-	-	-	Permission
942/3390	Land at Compers Field, Gardner Street (A271), Windmill Hill		Herstmonceux			-	-	-	Permission

HORAM SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
449/3030	Land south side of Horebeech Lane, Horam	TN219DZ	Horam	2.54	PP for 38 dwellings WD/2021/2356/MAO and WD/2023/1585/MRM	-	-	-	Permission
830/3030	Land at Cauldavon, Horebeech Lane, Horam	TN219EA	Horam	2.27	46 dwellings WD/2022/1694/MAO	-	Y	-	Permission
889/3030	Land adjacent to Laundry Lane and Cauldavon, Horebeech Lane, Horam	TN219EA	Horam	0.46	PP for 46 dwellings WD/2022/1694/MAO	-	N	-	Permission
911/3030	Horeham Flat Farm, Chiddingly Road, Horam	TN21 0JL	Horam	1.46	PP for 36 dwellings WD/2018/2526/MAO and live PA for 41 dwellings WD/2022/1899/MAJ	-	-	-	Permission
1057/3030	Phrase 2, Horeham Flat Farm, Chiddingly Road, Horam	TN21 0JL	Horam	0.37	PP for 41 dwellings WD/2022/1899/MAJ	-	Y	-	Permission
1064/3030	Two Oaks, Chiddingly Road, Horam	TN21 0JJ	Horam	1.57	PP for 24 dwellings WD/2020/0950/MAO	-	-	-	Permission
1193/3030	Land east of Chiddingly Road, Horam	TN21 0FB	Horam	1.03	PP for 18 dwellings WD/2020/2667/MAO and WD/2024/2818/MRM	-	-	-	Permission

ISFIELD SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
087/3040	Land west of Culpepper Close, Station Road, Isfield		Isfield			-	-	-	Permission

APPENDIX C : SITES WITH PERMISSION

LAUGHTON SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
1093/3060	Land at The Weald, Church Lane, Laughton	BN8 6AH	Laughton	0.49	Full PP for 4 dwellings WD/2022/3146/F	-	-	-	Permission
1095/3060	Land to north of The Roebuck Inn, Lewes Road, Laughton		Laughton			-	-	-	Permission

MARESFIELD SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
421/3120	Land southwest of Park Farm, A22, Maresfield					-	-	-	Permission
551/3120	Field between Straight Half Mile and Nursery Lane, Maresfield		Maresfield			-	-	-	Permission
656/3120	Land at Flitterbanks Barn, A22, Maresfield	TN22 3ER	Maresfield	1.71	4 dwellings	-	-	-	Permission

MAYFIELD & FIVE ASHES SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
606/3140	Land at Erleigh, West Street, Mayfield	TN20 6DR	Mayfield	2.57		N	N	N	Permission
783/3140	Criss Cross,Wellbrook, Mayfield	TN20 6EA	Mayfield	0.55	Full PP granted for 5 dwellings WD/2022/3248/F	N	-	-	Permission
827/3140	Land at Roselands Close, Roselands Avenue, Mayfield	TN20 6EB	Mayfield	1.92		N	-	N	Permission

NINFIELD SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
012/1630	Messens Farm, Potmans Lane, Lundsford's Cross	TN39 5JL	Lundsford's Cross	1.26	18 dwellings Part permission on the site WD/2022/0649/MAJ for 12 dwellings – additional capacity available	-	-	N	Permission
552/3170	Crouch Field, Bexhill Road, Ninfield	TN33 9EE	Ninfield	8 .62	65 dwellings WD/2021/2454/MAO	-	-	-	Permission

POLEGATE SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
048/1510	Paddock to front of Ditton Park Industrial Estate, Dittons Road, Polegate	BN26 6HX	Polegate	0.64	PP for 24 dwellings WD/2020/0379/MAO	Y	Y	-	Permission
193/1510	Land bounded by A27 and Levett Road, Polegate	BN26 6NB	Polegate	8 .61	PP for 180 dwellings WD/2021/1637/MAO and WD/2024/2552/MFA	-	-	-	Permission
241/1510	Land at Shepham Lane, Polegate	BN26 6NB	Polegate	15.56	PP for 240 dwellings WD/2023/0066/MAO	-	Y	-	Permission
457/1510	Little Shepham, Shepham Lane, Polegate	BN26	Polegate			-	-	-	Permission
772/1510	Land south of Dittons Farmhouse, Dittons Road, Polegate	BN26	Polegate			-	-	-	Permission
871/1510	Land southeast of Sayerland Lane, Polegate	BN26	Polegate			-	-	-	Permission

ROTHERFIELD SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
441/1960	Warren Farm Yard, Warren Farm Drive,		Eridge			-	-	-	Permission
1018/1110	Hideaway, Tubwell Lane, Crowborough	TN6 3RJ	Crowborough	0.73	8 dwellings OPA WD/2023/0099/O	Y	Y	P	Permission

APPENDIX C : SITES WITH PERMISSION

SELMESTON SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
182/1780	Land at Stonery Farm, Common Lane, Berwick Station	BN26 6SU	Berwick Station	32.59		N	-	N	Permission

UCKFIELD SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
007/1410	Ridgewood House, Lewes Road, Uckfield	TN22	Uckfield			-	-	-	Permission
157/1410	Charlwood Manor, Snatts Road, Uckfield	TN22 2AR	Uckfield	1.20	PP for 15 dwellings, WD/2023/1294/MAJ	Y	Y	-	Permission
205/1410	Land at Horstedpond Farm, Lewes Road, Uckfield	TN22 5TR	Uckfield	27.21	OPP for 340 dwellings, WD/2022/2216/MAO	Y	Y	P	Resolution to grant
287/1410	Land at High Tree House, Eastbourne Road, Uckfield	TN22	Uckfield			-	-	-	Permission
346/1410	Land west of Uckfield, Ridgewood, Uckfield	TN22 5SL	Uckfield	80.80	OPP for 100 dwellings, WD/2015/0209/MEA	-	Y	-	Permission

WESTHAM SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
187/3280	Land off Peelings Lane, Stone Cross		Stone Cross			-	-	-	Permission
206/1620	Friday Street Farm. Oak Tree Lane, Eastbourne	BN238BB	Eastbourne	47.10	OPP for 250 dwellings WD/2020/1391/MAO, Reseerved Matters approved Jan 2025	-	-	-	Permission
535/3280	Land at Rattle Garden Farm, off Peelings Lane, Stone Cross					-	-	-	Permission
745/2070	Land to the west of Sharnfold Farm,Hailsham Road,Hankham	BN245BU	Hankham	3.07	PP for 31 dwellings WD/2020/2047/MAO, forms part of site 1132/3280. Potential for additional 9 dwellings	Y	Y	P	Permission
1187/3280	Land north of St Michaels Close, Stone Cross	BN245EU	Stone Cross	0.66	PIP for 5 dwellings WD/2021/0128/PIP	Y	N	-	Permission

WILLINGDON & JEVINGTON SITES						2023	2024	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.		SHELAA	SA 18(1)	SA 18(2)	SA 19
236/3370	Mornings Mill Farm, Eastbourne Road, Willingdon	BN20 9NY	Willingdon	62.34	OPP 700 dwellings WD/2021/0174/MEA	-	-	?	Permission

APPENDIX D

APPENDIX D : REJECTED SITES

APPENDIX D : REJECTED SITES

The following sites were rejected as unsuitable or have planning permission and are included for reference:

ARLINGTON SITES					2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
015/3300	Field between Adams Cottage & Field House, Coldharbour Rd, Upper Dicker	BN27 3PY	Upper Dicker	7.22	N	N	N	-	Unsuitable
044/1310	**Arlington Stadium, Arlington Rd West, Hailsham**	**BN27 3RE**	**Hailsham**	**7.42**	N	N	Y	N	Reject
224/3300	Mayfields Farm, Coldharbour Rd	BN27 3PZ	Upper Dicker	6.85	N	N	N	-	Unsuitable
237/1310	Chicheley Farm,Hempstead Lane;Hailsham	BN27 3PR	Hailsham	2.25	N	N	N	-	Unsuitable
405/3300	Brickfields, Coldharbour Rd, Upper Dicker	BN27 3PZ	Upper Dicker	2.19	N	N	N	-	Unsuitable
531/3300	Land at Old WayE\Michelham Priory Road,Upper Dicker	BN73QR	Upper Dicker	0.63	N	N	N	-	Unsuitable
542/3300	Land at Camberlot Rd, Upper Dicker	BN27 3QF	Upper Dicker	0.39	N	N	N	-	Unsuitable
558/3300	Land north of St Bede's Sports Centre, Michelham Priory Rd, Upper Dicker	BN27 3QH	Upper Dicker	2.96	N	N	N	-	Unsuitable
603/3300	**Land off Michelham Priory Road, Upper Dicker**				-	-	-	-	Reject
668/1730	Land adjoining Three Oaks Cottages,Wilbees Road.Arlington	BN266RU	Arlington	0.53	N	N	N	-	Unsuitable
680/3300	Land adjacent to Camberlot Hall, Camberlot Rd, Upper Dicker	BN27 3RH	Upper Dicker	1.72	N	N	N	-	Unsuitable
692/1310	**Land west of the A22, Hailsham**	**BN27 3LZ**	**Hailsham**	**9.41**	N	N	P	N	Reject
751/1310	Land at Hempstead Lane;A22,Hailsham	BN27 3PR	Hailsham	1.21	N	N	N	-	Unsuitable
754/1310	Land at Old Barn Farm, Michelham Priory Rd, Hailsham	BN27 3RE	Hailsham	12.52	N	N	N	-	Unsuitable
775/1310	Land at Paulalyn,Hempstead Lane,Hailsham	BN27 3PR	Hailsham	1.30	N	N	N	-	Unsuitable
805/1310	**Land north west of Hempstead Lane, Hailsham**	**BN27 3PY**	**Hailsham**	**56.60**	N	N	P	?	Reject
806/1310	**Land at Starnash Farm,Coldharbour Road,Hailsham**	**BN27 3PY**	**Hailsham**	**66.13**	N	N	P	N	Reject
825/1310	**Land to northwest of Hempstead Lane**		**Hailsham**	**148.24**	N	N	P	P	Reject
836/3300	**Land to north of 3& 4 Crossways Cottages, Camberlot Rd, Upper Dicker**	**BN27 3QG**	**Upper Dicker**	**1.03**	N	N	P	N	Reject
839/1310	Highlands Farm, Arlington Rd West, Hailsham	BN27 3RD	Hailsham	15.83	N	N	N	-	Unsuitable
842/1310	Land at Candleford, Arlington Rd West, Hailsham	BN27 3RA	Hailsham	4.36	N	N	N	-	Unsuitable
843/1310	Plot 4 Knockhatch Wood, Arlington Rd West, Hailsham	BN27 3GD	Hailsham	1.61	N	N	N	-	Unsuitable
844/1310	Highlands Farm Cottage, Arlington Rd West	BN27 3RD	Hailsham	4.72	N	N	N	-	Unsuitable
857/1310	Stables adjacent to Bushfield.Arlington Road West,Hailsham	BN27 3NH	Hailsham	0.95	N	N	N	-	Unsuitable
859/1310	2 Highlands Farm Cottages.Arlington Road West,Hailsham	BN27 3RD	Hailsham	1.25	N	N	N	-	Unsuitable
860/1310	Land to the north of Arlington Road West,Hailsham	BN27 3GD	Hailsham	0.91	N	N	N	-	Unsuitable
861/3300	Old Pottery Farm,Coldharbour Road,Upper Dicker	BN27 3PX	Upper Dicker	3 .41	N	N	N	-	Unsuitable
862/1310	Land west of Hempstead LanE\Hailsham	BN27 3PR	Hailsham	2.00	N	N	N	-	Unsuitable
866/1310	Arlington Cattery,Little Highlands Farm, Arlington Rd, Hailsham	BN27 3RA	Hailsham	3.48	N	N	N	-	Unsuitable
868/1310	Knockhatch Wood Smallholding.Arlington Road West,Hailsham	BN27 3RD	Hailsham	1.32	N	N	N	-	Unsuitable
873/1310	Bushy Wood Farm, A22, Hailsham	BN27 3LZ	Hailsham	2.91	N	N	N	-	Unsuitable

APPENDIX D : REJECTED SITES

ARLINGTON SITES					2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
878/3300	**Robins Nursery, Coldharbour Rd, Upper Dicker**	**BN25 2PX**	**Upper Dicker**	**0.50**	**N**	**N**	**P**	**N**	**Reject**
878/3300	**Robins Nursery, Coldharbour Rd, Upper Dicker (GTTS)**	**BN25 2PX**	**Upper Dicker**	**0.50**	**N**	**N**	**P**	**N**	**Reject**
887/1310	Knockhatch Farm Cottage, Hempstead Lane, Hailsham	BN27 3PR	Hailsham	24.98	N	N	N	-	Unsuitable
906/1780	Land to the north of Arlington ReseNoir, Station Rd, Berwick Station	BN26 6TG	Berwick Station	6.48	N	N	-	-	Unsuitable
927/1310	Old Barn,Hempstead Lane;Hailsham	BN27 3PR	Hailsham	1.93	N	N	N	-	Unsuitable
928/1310	Grain Cottage;Hempstead Lane;Hailsham	BN27 3PR	Hailsham	2.14	N	N	N	-	Unsuitable
929/1310	Land at Hempstead FarmhousE\Hempstead LanE\Hailsham	BN27 3PR	Hailsham	0.84	N	N	N	-	Unsuitable
930/1310	Land at Woodlands, Hempstead Lane, Hailsham	BN27 3PR	Hailsham	4.10	N	N	N	-	Unsuitable
1229/1730	Land at Yew Tree Farm	BN26 6RX	Arlington	0.28	-	-	N	-	Unsuitable
1263/1310	Woodland Farm, Lower Dicker		Lower Dicker		-	-	-	-	Unsuitable

BERWICK SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
331/1780	Land east of Station Road, Berwick Station		Berwick Station	5.46		N	N	N	-	Unsuitable

BUXTED SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
020/1990	Land at Coopers Green,Buxted Road, Five Ash Down	TN224AT	Five Ash Down	5.46		N	N	N	-	Unsuitable
026/3225	Land opposite Roundwood (Coopers Green Road (Ringles Cross	TN221HB	Ringles Cross	1.04		N	N	N	-	Unsuitable
045/1990	Land at Belfort House. Five Ash Down	TN22 3AJ	Five Ash Down	0.49		N	N	N	-	Unsuitable
113/1990	**Willows Sawmill (Millwood Lane. Five Ash Down**	**TN22 3AS**	**Five Ash Down**	**1.22**	**Employment only**	N	N	P	P	**Reject**
163/1840	Talbot Ghyll Site A, Redbrook Lane,Buxted	TN22 4HQ	Buxted	0.45		N	-	N	-	Unsuitable
179/1630	Poundgate Park, Uckfield Road, Poundgate	TN6 3TA	Poundgate	1.69		N	-	N	-	Unsuitable
181/1840	Westbury,Limes Lane, Buxted	TN22 4PA	Buxted	0.55		N	N	N	-	Unsuitable
191/1840	Land to east of Buxted, Pound Green, Buxted	TN22 4PA	Buxted	4.40		N	N	N	-	Unsuitable
234/1840	**Land at Taylors Shaw, Framfield Road, Buxted**	**TN22**	**Buxted**	**2.13**	**20 Dwellings**	-	N	P	?	**Reject**
253/1840	Land to the rear of The White Hart.Station Road, Buxted	TN22 4DP	Buxted	1.57		N	-	N	-	Unsuitable
447/1110	Land adjacent Crowborough Hall, Uckfield Road Crowborough	TN6 3SU	Crowborough	1.27		N	-	N	-	Unsuitable
635/1990	Land at Millcroft, Five Ash Down	TN22 3AJ	Five Ash Down	0.46		N	-	N	-	Unsuitable
721/1840	Land at Hurstwood Road, Buxted	TN22 4BB	Buxted	8.02		N	-	N	-	Unsuitable
730/1840	Lane adjoining Limes Lane, Buxted	TN22 4EP	Buxted	5.72		N	-	N	-	Unsuitable
971/1840	Land at Church Lane, Buxted	TN22 4LT	Buxted	1.69		N	-	N	-	Unsuitable
978/1840	Land adjacent to Tanyard's Farmhouse, Framfield Road, Buxted	TN22 4PP	Buxted	0.67		N	-	N	-	Unsuitable
1103/1840	Hildenvale, Redbrook Lane, Buxted	TN22 4QH	Buxted	1.05		N	-	N	-	Unsuitable
1104/1840	Land on the east side of Redbrook Lane, Buxted	TN22 4QH	Buxted	3.74		N	-	N	-	Unsuitable
1154/1840	Land north of A272, adjacent to Brown Heath House.Pound Green, Buxted	TN22 5PJ	Buxted	0.33		N	N	N	-	Unsuitable
1199/1990	Land east of Five Ash Down Road, Five Ash Down	TN22 3EF	Five Ash Down	17.35		N	N	N	-	Unsuitable
1228/1840	Land at Saxon Court, Buxted, East Sussex	TN22 4DT	Buxted	3.23		-	-	N	-	Unsuitable
1253/1840	Land adjoining Eachen Hill, Pound Green Lane, Buxted, East Sussex		Buxted	3.23		-	-	N	-	Unsuitable

APPENDIX D : REJECTED SITES

CHALVINGTON WITH RIPE SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
173/3230	Land between Pepperham and Roslings, Mark Cross Lane, Ripe	BN86AW	Ripe	0.78		N	-	N	-	Unsuitable
345/3230	Follengers Field, Church Lane, Ripe	BN86AS	Ripe	1.35		N	N	N	-	Unsuitable
823/3230	Land at Roseneath Farm, Mill Lane, Ripe	BN8 6AX	Ripe	2.62		N	-	N	-	Unsuitable
850/3230	Land at Mill Lane and Firle Lane, Ripe	BN8 6AX	Ripe	0.45		N	-	N	-	Unsuitable
1085/3230	**Deanland Wood Park, Deanland Road, Ripe**	**BN27 3RN**	**Ripe**	**8.25**	Part with planning permission and previously full permission now expired	-	-	?	N	Reject
1185/3230	Church Farm,Church Lane, Ripe	BN86AT	Ripe	1.22		N	-	N	-	Unsuitable
1186/3230	Land east of Church Farm,Church Lane, Ripe	BN27 3TF	Ripe	1.61		N	-	N	-	Unsuitable

CHIDDINGLY SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
094/1630	Land adjoining Prices Farm, Swansbrook Lane, Gun Hill		Gun Hill			N	N	N	-	Unsuitable
153/1630	Land to the rear of Lilac Cottage, Whitesmith Lane, Whitesmith		Whitesmith			N	N	N	-	Unsuitable
220/3090	**The Crofters and The Old Depot, Golden Cross, Lower Dicker**	**BN27 4AN**	**Lower Dicker**	**1.15**	**employment only**	N	N	P	N	Reject
229/1880	Land at Honeywick Lane, Chiddingly	BN8 6HE	Chiddingly	2.42		N	-	N	-	Unsuitable
718/1950	Broomfield Farm Caravan Park, Stalkers Lane East Hoathly	BN8 6QS	East Hoathly	5.25		N	-	N	-	Unsuitable
760/3090	Land adjacent to Carewell House, Chalvington Road, Lower Dicker	BN27 3SS	Lower Dicker	1.02		N	-	N	-	Unsuitable
802/3090	**Land to the rear of Terra, The Dicker, Lower Dicker**	**BN27 4BY**	**Lower Dicker**	**1.54**	**employment only**	N	N	P	N	Reject
880/3090	**Marigolds Farm, Nash Street, Lower Dicker**	**BN27 4AA**	**Lower Dicker**	**12.69**	**employment only**	N	N	P	N	Reject
943/3030	Land at Sanctuary Farm, Chiddingly Road,Horam	TN21 0JW	Horam	8.31		N	N	N	-	Unsuitable
953/1880	Land at Latchetts Caravan and Camp Site, Highlands Road, Chiddingly	BN8 6HE	Chiddingly	0.34		N	-	N	-	Unsuitable
1084/1880	Land at Green Farm, Muddles Green, Chiddingly	BN86HW	Chiddingly	0.31		N	-	N	-	Unsuitable
1135/3090	Holmes Hill Business Estate, Holmes Hill, Lower Dicker	BN8 6JA	Lower Dicker	19.66		N	N	N	-	Unsuitable
1136/3090	Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker	BN27 4BZ	Lower Dicker	16.77		N	N	N	-	Unsuitable
1137/3090	**Land at Nash Street Farm, A22, Lower Dicker**	**BN27 4BZ**	**Lower Dicker**	**1.37**	**employment only**	N	N	P	N	Reject
1188/1630	Land at Pinewood,Vert Lane, Whitesmith	BN8 6JH	Whitesmith	1.40		N	N	N	-	Unsuitable
1240/3090	Land North of Swallow Business Park, Diamond Drive, Lower Dicker	BN27 4EL	Lower Dicker	5.84		-	N	N	-	Unsuitable
1246/1880	Land to the South Side of the Dicker, Golden Cross, Hailsham	BN27 4AN	Lower Dicker	1.12		-	N	N	-	Unsuitable

APPENDIX D : REJECTED SITES

CROWBOROUGH SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	Suitability
046/1110	**Brook Farm, High Broom Road, Crowborough**	**TN6 3SL**	**Crowborough**	**6.20**	**60 dwellings**	**N**	**-**	**P**	**N**	**Reject**
050/1110	Tarka, Luxford Lane, Crowborough	TN6 2PJ	Crowborough	0.50		N	-	N	-	Unsuitable
064/1110	Land west of Palesgate Lane, Jarvis Brook, Crowborough	TN6 3HZ	Crowborough	3.39		N	-	N	-	Unsuitable
110/1110	**Land at Hodges, Steel Cross Road, Crowborough**	**TN6 3HD**	**Crowborough**	**1.54**	**10 dwellings**	**Y**	**N**	**?**	**N**	**Reject**
158/1110	**Land at junction of Eridge Road and A26, Steel Cross, Crowborough**	**TN6 2XB**	**Crowborough**	**2.54**	**12 dwellings**	**Y**	**N**	**?**	**N**	**Reject**
138/1110	Crowborough Golf Club, Beacon Road, Crowborough	TN6 1UJ	Crowborough	0.83		N	-	N	-	Unsuitable
139/1110	Dalvern,Hurtis Hill,Crowborough	TN6 3AB	Crowborough	1.12		N	N	N	-	Unsuitable
174/1110	Land at Little Warren Farm (Site1), Beacon Road, Crowborough	TN6 1UB	Crowborough	4.75		N	-	N	-	Unsuitable
175/1110	Land at Little Warren Farm (Site 2), Beacon Road	TN6 1UB	Crowborough	10.10		N	-	N	-	Unsuitable
200/1110	**Land north of Stone Cross Road at Alderbrook, Crowborough**	**TN6 3SQ**	**Crowborough**	**3.19**	**80 dwellings**	**N**	**N**	**P**	**P**	**Reject**
272/1110	**Caxton House.Hurtis Hill,Crowborough**	**TN6 3BL**	**Crowborough**	**0.89**	**9 dwellings**	**N**	**N**	**?**	**N**	**Reject**
469/1110	Land at Montargis Way, Crowborough	TN6 2AH	Crowborough	0.47		N	N	N	-	Unsuitable
472/1110	Adams Close, Alderbrook, Crowborough	TN6 3DT	Crowborough	1.30		N	N	N	-	Unsuitable
505/1110	Landoff Brook Close, Jarvis Brook, Crowborough	TN6 2ET	Crowborough	11.47		N	-	N	-	Unsuitable
506/1110	Land off Cornford Close, Crowborough	TN6 1EZ	Crowborough	0.16		N	-	N	-	Unsuitable
572/1110	**Castle End,Hurtis Hill,Crowborough**	**TN6 3BL**	**Crowborough**	**0.66**		**N**	**N**	**?**	**N**	**Reject**
573/1110	**Hurtis Hill House.Hurtis Hill,Crowborough**	**TN6 3BL**	**Crowborough**	**0.53**		**N**	**N**	**?**	**N**	**Reject**
704/1110	Land at Green Lane, opposite Beacon School, Crowborough	TN6 2XB	Crowborough	2.63		N	-	N	-	Unsuitable
749/1110	Land at Orchard Cottage, High Broom Road, Crowborough	TN6 3SL	Crowborough	2.72		N	-	N	-	Unsuitable
964/1110	Land part of Steel Cross Farm, Green Lane, Crowborough	TN6 2XB	Crowborough	0.67		N	N	N	-	Unsuitable
1014/1110	Land east of Alice Bright Lane, Crowborough	TN6 1LE	Crowborough	2.47		N	-	N	-	Unsuitable
1022/1110	Salters and Steam End,Mount Pleasant,Crowborough	TN6 2ND	Crowborough	0.81		N	-	N	-	Unsuitable
1024/1110	Land adjoining Freshfields, EridgeRoad, Crowborough	TN6 2SR	Crowborough	1.71		N	-	N	-	Unsuitable
1027/1110	Land at Whitefield Shaw, Cooks Corner Farm, Crowborough	TN6 2UT	Crowborough	4.64		N	-	N	-	Unsuitable
1028/1110	Woodland adjoining Bird View, Stone Cross Road, Crowborough	TN6 3SH	Crowborough	1.93		N	-	N	-	Unsuitable
1161/1110	Land adjacent to Green Lane opposite Beacon School	TN6 2FH	Crowborough	4.80		N	-	N	-	Unsuitable
1195/1110	Land west of Walsh Manor Farm, Nightingales, Crowborough	TN6 3TF	Crowborough	3.11		N	N	N	-	Unsuitable
1213/1110	Land southeast of Birchfield Farm, Uckfield Road, Crowborough	TN6	Crowborough			N	N	N	-	Unsuitable
1214/1110	**Land at The Orchard, Green Lane, Crowborough**	**TN6**	**Crowborough**	**3.25**	**100 dwellings**	**N**	**N**	**N**	**-**	**Reject**
1278/1110	Jarvis Brook Yard, Crowborough	TN6	Crowborough	3.25		-	-	-	-	Unsuitable

DANEHILL SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	Suitability
129/1930	Land adjacent Police House. London Road, Danehill	RH17 7HS	Danehill	2.11		N	-	N	-	Unsuitable
130/1930	Land off Freshfield Lane, Danehill	RH17 7HE	Danehill	3.29		N	-	N	-	Unsuitable
131/1930	Land west of Springrise, Horsted Lane, Danehill	RH17 7HP	Danehill	1.20		N	-	N	-	Unsuitable
395/1860	Land at The Pines. Lewes Road, Chelwood Gate	RH17 70B	Chelwood Gate	0.99		N	-	N	-	Unsuitable
412/1860	Land at Stone Quarry Road, Chelwood Gate	RH17 7LS	Chelwood Gate	0.52		N	-	N	-	Unsuitable
1141/1930	Land rear of The Coach & Horses, Coach & Horses Lane, Danehill	RH17 7JF	Danehill	1.06		N	-	N	-	Unsuitable

APPENDIX D : REJECTED SITES

EAST HOATHLY WITH HALLAND SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
029/2060	Land rear of Ivy Cottages, Eastbourne Road, Halland	BN8 6PS	Halland	1.19		N	-	N	-	Unsuitable
060/1950	Land to the west of South Street, East Hoathly	BN8 6DS	East Hoathly	1.52		N	-	N	-	Unsuitable
074/2060	Land at Bramblebank, Lewes Road, Halland	BN8 6PL	Halland	1.60		N	-	N	-	Unsuitable
685/2060	**Land at The Halland Forge Hotel, Eastbourne Road, Halland**	**BN8 6PW**	**Halland**	**1.58**	**employment only**	N	N	P	N	**Reject**
706/2060	Land with frontages to B2019, A22 Eastbourne Rd & Back Lane, Halland	BN8 6PN	Halland	2.53		N	-	N	-	Unsuitable
764/2060	Land at Old Acres, Heathfield Road, Halland	BN8 6PW	Halland	2.28		N	-	N	-	Unsuitable
765/2060	Land north of Knowle Lane and west of the A22, Halland	BN8 6PT	Halland	3.59		N	-	N	-	Unsuitable
766/2060	Land west of Lewes Road, Halland	BN8 6PW	Halland	0.41		N	-	N	-	Unsuitable
771/2060	Land to the east of Eastbourne Road, Halland	BN8 6PS	Halland	0.75		N	-	N	-	Unsuitable
814/2060	Crockstead Green Farmhouse, Eastbourne Road, Halland	BN8 6PT	Halland	0.78		N	-	N	-	Unsuitable
837/1950	**Land east of South Street (Site B), East Hoathly**	**BN8 6DT**	**East Hoathly**	**10.14**	**100 dwellings**	N	N	P	N	**Reject**
884/2060	Land south west of Sand hill Lane, Uckfield	TN22 5QA	Uckfield	14.85		N	-	N	-	Unsuitable
899/2060	Land south west of Sand hill Lane, Uckfield	TN22 5QA	Uckfield	14.85		N	-	N	-	Unsuitable
962/2060	Land to the west of Eastbourne Road, Halland	BN8 6PS	Halland	1.41		N	-	N	-	Unsuitable
996/1950	**Hesmonds Stud, East Hoathly**	**BN8 6QH**	**East Hoathly**	**192.70**	**3000 dwellings**	N	N	P	N	**Reject**
998/1950	Matthews, Lewes Road, Halland	BN8 6PL	Halland	3 .49		N	-	N	-	Unsuitable
1157/1950	Land south of Boyne, Hollow Lane	BN86QJ	East Hoathly	1.68		N	-	N	-	Unsuitable
1200/1950	Land to the east of Hollow Lane. East Hoathly	BN86QW	East Hoathly	0.33		N	-	N	-	Unsuitable
1202/1950	**Old Whyly, London Road**	**BN8 6EL**	**East Hoathly**	**1.00**	**30 dwellings**	N	N	P	N	**Reject**
1235/1950	**Land at Laughton Park Farm**		**East Hoathly**		**925 homes in plan period (Total 4,000)**	N	N	P	N	**Reject**

FLETCHING SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	Suitability
013/1410	**Copwood Farm, Rocks Road, Uckfield**	**TN223PT**	**Uckfield**	**17.28**	**100 dwellings**	N	N	?	N	**Reject**
674/1410	Land north of Copwood Farm, A22, Uckfield	TN223PT	Uckfield	6.50		N	N	N	-	Unsuitable
722/1630	Land south of A272, between Newick & Piltdown, Piltdown	TN223XN	Piltdown	9.24		N	-	N	-	Unsuitable
723/1630	Land at Parsonage Field, Ruston Bridge Road	TN223XP	Fletching	2.75		N	-	N	-	Unsuitable
908/1630	Land adjoining Millstones.Batts Bridge Road, Piltdown	TN223XR	Piltdown	0.76		N	-	N	-	Unsuitable
1113/1630	Land at Flitteridge Farm, Splaynes Green, Fletching	TN223TQ	Fletching	5.76		N	-	N	-	Unsuitable
1180/1410	Land south east of Rocks Road, Uckfield	TN223PT	Uckfield	5.79		N	-	N	-	Unsuitable
1196/1630	Land at Old Spot Farm, A272, Filching	BN208SG	Piltdown	0.48		N	-	N	-	Unsuitable

APPENDIX D : REJECTED SITES

FOREST ROW SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
101/2010	Harmans Field, Station Road, Forest Row	RH18 5EZ	Forest Row	2.82		N	N	N	-	Unsuitable
199/2010	Land east of Meadowlands, London Road, Forest Row	RH18 5EF	Forest Row	0.79		N	N	N	-	Unsuitable
211/2010	Land adjacent to Poplar Farm, Poplar Lane, Forest Row	RH18 5LH	Forest Row	0.71		N	N	N	-	Unsuitable
254/2010	Land at junction of Hartfield and Forest Roads, Forest Row	RH18 5LY	Forest Row	0.63		N	N	N	-	Unsuitable
453/2010	Land east of Shepherds Place, Ryst Wood Road, Forest Row	RH18 5NB	Forest Row	1.52		N	N	N	-	Unsuitable
490/2010	Allotment Gardens, Medway Drive, Forest Row	RH18 5NT	Forest Row	1.25		N	N	N	-	Unsuitable
914/2010	Land at Rystwood House, Forest Road, Forest Row	BN274EW	Forest Row	1.77		N	N	N	-	Unsuitable
966/2010	Land at Brambletye Farm, Brambletye Lane, Forest Row	RH18 5EH	Forest Row	2.92		N	N	N	-	Unsuitable
968/2010	Land adjoining Highgate Works, Tom Tits Lane, Forest Row	RH18 5AT	Forest Row	0.84		N	N	N	-	Unsuitable
1092/2010	Land east of Meadowlands, London Road, Forest Row	RH18 5EF	Forest Row	1.25		-	N	N	-	Unsuitable
1158/2010	Shovelstrode Farm, Shovelstrode Lane, Ashurst	RH19 3YN	Forest Row	7.71		N	N	N	-	Unsuitable
1183/2010	Land south of Wall Hill Cottage, London Road, Forest Row	RH18 5EF	Forest Row	1. 31		N	N	N	-	Unsuitable
1218/2010	Cedar Lodge, Ashdown Place, Lewes Road, Forest Row	RH18 5LP	Forest Row	0.40		-	-	N	-	Unsuitable

FRAMFIELD SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SA 2023	SA 18(1)	Site Review	SA 18(2)	SA 19
030/1410	Framfield Lodge, Eastbourne Road, Uckfield	TN22 5QL	Uckfield	0.47		N	-	N	-	Unsuitable
209/2020	Land off B2102, Framfield	TN22 5PN	Framfield	6.98		N	N	N	-	Unsuitable
289/1410	**Land by Croft House, Eastbourne Road, Uckfield**	**TN22 5QL**	**Uckfield**	**4.44**	**50 dwellings**	N	N	P	P	**Reject**
297/1410	**Land adjacent to Croft House, Eastbourne Road, Uckfield**	**TN22 5QL**	**Uckfield**	**2.91**	**84 dwellings**	N	N	P	P	**Reject**
401/2020	The Barn Field, Gateouse Lane, Framfield	TN22 5RS	Framfield	2.59		N	N	N	-	Unsuitable
416/2020	Land south of Merrywell, Gatehouse Lane, Framfield	TN22 5PP	Framfield	0.53		N	-	N	-	Unsuitable
417/2020	Land at Merrywell, Gatehouse Lane	TN22 5PP	Framfield	0.20		N	N	N	-	Unsuitable
429/2020	The Newplace Estate, Framfield	TN22 5RH	Framfield	158.71		N	-	N	-	Unsuitable
855/1410	Land north west of Sand hill Lane, Uckfield	TN22 5QA	Uckfield	10.49		N	-	N	-	Unsuitable
892/1790	Land at Oak Lodge, Bushbury Lane, Blackboys	TN22 5JE	Blackboys	1.02		N	-	N	-	Unsuitable
934/1790	Land at Six Acre Field, east of Stonebridge Lane, Blackboys	TN22 5HX	Blackboys	2.68		N	-	N	-	Unsuitable
935/2020	Land west of Stonebridge Lane, Stonebridge Lane, Framfield	TN22 5HY	Framfield	2.84		N	-	N	-	Unsuitable
977/1790	Land opposite Bushbury Lane, Blackboys	TN22 5RH	Blackboys	5.08		N	-	N	-	Unsuitable
1114/2020	Land at Holly Grove, Framfield Road, Framfield	TN22 5RP	Framfield	2.68		N	-	N	-	Unsuitable
1116/2060	Crockstead Farm, Eastbourne Road, Halland	BN8 6PT	Halland	85.04		N	-	N	-	Unsuitable
1243/1410	Land north west of Sand Hill Lane	TN22 5QZ	Uckfield	0.30	**employment only**	-	-	?	N	**Reject**

APPENDIX D : REJECTED SITES

FRANT SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
396/1750	Land at Sandydene,Middle Road.Bells Yew Green	TN3 9BA	Bells Yew Green	0.75		N	-	N	-	Unsuitable
402/1750	Land adjacent 1 Rushlye Cottage, Hawkenbury Road, Bells Yew Green	TN3 9AP	Bells Yew Green	2.77		N	-	N	-	Unsuitable
409/2030	Field to west of Shernfold Park, Wadhurst Road, Frant	TN3 9DL	Frant	2.56		N	-	N	-	Unsuitable
411/1750	Rushlye Lodge, land adjacent Highfields, Hawkenbury Road. Bells Yew Green	TN3 9AP	Bells Yew Green	2.23		N	-	N	-	Unsuitable
427/1750	Wish Wood, Bayham Road. Bells Yew Green	TN3 9AS	Bells Yew Green	2.11		N	-	N	-	Unsuitable
444/1610	Land to the south of Bayham Road, Tunbridge Wells	TN2 5HU	Tunbridge Wells	3 .91		N	N	N	-	Unsuitable
445/1960	Land at Warren Farm Lane,Eridge	TN3 9JG	Eridge	1.34		N	-	N	-	Unsuitable
446/1610	Montegue Meadows, south of Broadwater Down, Tunbridge Wells	TN2 5PA	Tunbridge Wells	6.88		N	-	N	-	Unsuitable
477/1630	Land to the south of Tangier Lane, Frant	TN3 9HD	Frant	0.43		N	-	N	-	Unsuitable
478/1630	Land to the north of Tangier Lane, Frant	TN3 9HD	Frant	2.53		N	-	N	-	Unsuitable
479/1630	Land to the west of Brickhouse Farm, Tangier Lane, Frant	TN3 9BP	Frant	1.20		N	-	N	-	Unsuitable
480/1630	Land to the south of Brickhouse Farm, Tangier Lane, Frant	TN3 9HF	Frant	3.84		N	-	N	-	Unsuitable
504/1610	Land off Broadwater Down. Tunbridge Wells	TN2 5PD	Tunbridge Wells	1.86		N	-	N	-	Unsuitable
528/1610	Land between Forest Road and Benhall Mill Road, Tunbridge Wells	TN2 5JH	Tunbridge Wells	1.11		N	-	N	-	Unsuitable
586/2030	Land north of Wadhurst Road, Sleeches Cross, Frant	TN3 9EH	Frant	4.90		N	-	N	-	Unsuitable
599/2030	Land to the north and east of Frant Primary School, Frant Road, Frant	TN3 9DU	Frant	3.86		N	-	N	-	Unsuitable
630/1630	Land north and east of Home Farm Cottages, Little Bayham	TN3 8BD	Bells Yew Green	0.75		N	-	N	-	Unsuitable
631/1630	Land west of Home Farm Cottages, Furnace Lane, Little Bayham	TN3 8BD	Little Bayham	0.95		N	-	N	-	Unsuitable
663/1610	Land north of Broadwater Forest Lane, Tunbridge Wells	TN3 9JP	Tunbridge Wells	6.60		N	-	N	-	Unsuitable
663/1610	Land north of Broadwater Forest Lane, Tunbridge Wells	TN3 9JP	Tunbridge Wells	6.60		N	-	N	-	Unsuitable
733/2030	Land north of Bells Yew Green Road, Frant	TN3 9JP	Frant	0.77		N	-	N	-	Unsuitable
738/2030	Land at Hunthill House, Mayfield Road, Frant	TN3 9HS	Frant	0.31		N	-	N	-	Unsuitable
937/1750	Court Lodge Farm, B2169, Bells Yew Green	TN3 9BN	Bells Yew Green	30.30		N	N	N	-	Unsuitable
947/1750	Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green	TN3 9BT	Bells Yew Green	2.02	Employment only	Y	N	P	N	Reject
1076/1750	Land associated with Manor Farm Stud. Bells Yew Green Road, Bells Yew Green	TN3 9BH	Bells Yew Green	30.60		N	-	N	-	Unsuitable
1078/1610	Quarry Farm, Bayham Road, Tunbridge Wells	TN2 5HU	Tunbridge Wells	1.10		N	-	N	-	Unsuitable
1108/1610	Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells	TN2 5HU	Frant	12.33	(overlap with 651/1610)	Y	N	P	N	Reject
1142/1750	Land forming part of Nobles Gate Farm, Ivy Lane, Bells Yew Green	TN3 9AT	Bells Yew Green	2.14		N	-	N	-	Unsuitable
1149/1610	Land at Windmill Farm, Benhall Mill Road, Tunbridge Wells	TN2 5JW	Tunbridge Wells	5.52		N	-	N	-	Unsuitable
1162/1610	Brook Farm, Bayham Road, Tunbridge Wells	TN3 9BP	Tunbridge Wells	38.52		N	-	N	-	Unsuitable
1190/1610	Land at Benhall Forge, Benhall Mill Road, Tunbridge Wells	TN3 9AE	Tunbridge Wells	4.31		N	-	N	-	Unsuitable
1215/1750	Land adjacent to Reflex Buildings, Bells Yew Green Road, Bells Yew Green (NEW)	TN3 9BT	Bells Yew Green	1.68	employment only	-	-	P	N	Reject
1255/1750	Buckhurst Works, Bells Yew Green, Tunbridge Wells (NEW)	TN3	Bells Yew Green		employment only	-	-	P	N	Reject
1271/1750	Station Bridge Yard, Bayham Road	TN3	Bells Yew Green	0.33	employment only	-	-	-	-	Reject

HADLOW DOWN SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	Suitability
690/2050	Land rear of Hadlow Lodge, Wilderness Lane, Hadlow Down	TN224HT	Hadlow Down	1.17		N	-	N	-	Unsuitable
735/2050	Land adjacent to The Chestnuts, Wilderness Lane, Hadlow Down	TN224HT	Hadlow Down	0.88		N	-	N	-	Unsuitable
778/2050	Land at Waste Wood, Main Road, Hadlow Down	TN22 4JF	Hadlow Down	1.05		N	N	N	-	Unsuitable
1192/1980	Land south of Spring Lane, Five Ashes	TN20 6JL	Five Ashes	1.21		N	-	N	-	Unsuitable

APPENDIX D : REJECTED SITES

HAILSHAM SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18 (2)	SA 19
052/1310	**Former Southern Water Sewerage Works. Station Road, Hailsham**	**BN27 2BY**	**Hailsham**	**1.63**	**employment only**	N	N	P	N	Reject
184/3110	Land adjoining former Red Lion PH, New Rd, Magham Down	BN271PN	Magham Down	2.22		N	-	N	-	Unsuitable
210/1310	Bolney's Wood, east of A22, Hailsham	BN27 3NU	Hailsham	9.46	(also site 1115/1310)	N	-	N	-	Unsuitable
252/1310	**Land adjoining Waldernheath, Amberston, Hailsham**	**BN271PJ**	**Hailsham**	**0.53**	**8 dwellings**	N	N	P	?	Reject
283/1310	Land off Sandbanks Close, Hailsham	BN27 3TJ	Hailsham	0.78		N	-	N	-	Unsuitable
308/1310	Amberstone Grange, Amberston, Hailsham	BN271PJ	Hailsham	4.98	c.35 dwellings	N	N	P	N	Reject
391/3110	Land adjoining Onslow House, New Road, Magham Down	BN271PL	Magham Down	2.13		N	-	N	-	Unsuitable
497/1310	Land off Station Road/Rickney Lane, Hailsham	BN272RL	Hailsham	8.27		N	-	N	-	Unsuitable
696/1310	Land adjoining Summerhill Lane, Hailsham	BN266QY	Hailsham	17.80	northern part 241 dwellings under construction planning reference WD/2019/2692/MAO	Y	N	N	-	Unsuitable
697/1310	Land to the southwest of Summerhill Lane, Hailsham	BN266QY	Hailsham	7.45		N	-	N	-	Unsuitable
701/1310	Land at Coppards, Coldthorn Lane, Polegate	BN266QY	Hailsham	14.34		N	-	N	-	Unsuitable
724/1310	**Land between Station Road and Old Swan Lane, Hailsham**	**BN27 2RU**	**Hailsham**	**7.50**	**(see 454/1310 PA WD/2024/0342/MAO 43 dwellings pending, 052/1310 emp)**	N	N	P	?	Reject
752/1310	Land east of Cuckoo Trail, Ersham Road, Hailsham	BN27 2RG	Hailsham	0.78		N	-	N	-	Unsuitable
788/3110	Land to the west of Old Road and north of the A271, Magham Down	BN271PN	Magham Down	1.68		N	N	N	-	Unsuitable
845/1310	Summerhill Cottages, Summerhill Lane, Hailsham	BN266QY	Hailsham	0.99	20 dwellings	N	-	P	N	Reject
846/1310	Summerhill Barn, Summerhill Lane, Hailsham	BN266QY	Hailsham	0.89	17 dwellings	-	-	P	N	Reject
854/1310	Creepers Cottage, Coldthorn Lane, Hailsham	BN27 3PJ	Hailsham	1.60	25 dwellings	N	N	P	N	Reject
882/1310	Land on north west side of Coldthorn Lane, Hailsham	BN266QY	Hailsham	2.50		N	N	N	-	Unsuitable
890/1310	Land at Coldthorn Cottage, Coldthorn Lane, Hailsham	BN27 3PJ	Hailsham	0.53		N	-	N	-	Unsuitable
891/1310	Land at Stockhall Farm, Summerhill Lane, Hailsham	BN266QY	Hailsham	0.74		N	N	N	-	Unsuitable
895/1310	Land at Davmau Farm, Coldthorn Lane, Hailsham	BN27 3PJ	Hailsham	5.32	80 dwellings	N	N	P	N	Reject
903/1310	**Land and access track to the rear of168 Battle Road, Hailsham**	**BN271UE**	**Hailsham**	**0.73**	**20 dwellings**	N	N	P	?	Reject
909/1310	Land at Longleys Farm, Harebeating Lane, Hailsham	BN271ER	Hailsham	7.90		N	-	N	-	Unsuitable
916/1310	Land at Freshfields Farm, Ersham Road, Hailsham	BN272RG	Hailsham	1.63		N	-	N	-	Unsuitable
931/1310	Land at Little Mullbrooks Farm, Summerhill Lane, Hailsham	BN266QY	Hailsham	2.74		N	-	N	-	Unsuitable
1038/1310	Maurice Thornton Playing Fields, Marshfoot Lane, Hailsham	BN27 2JZ	Hailsham	4.54		N	-	N	-	Unsuitable
1040/3110	Land at Manor House Cottage, Old Road, Magham Down	BN271PS	Magham Down	0.66		N	-	N	-	Unsuitable
1044/1310	World of Water, Ersham Road, Hailsham	BN27 2RH	Hailsham	0.53	employment only	N	N	P	N	Reject
1046/3110	Magham Down Farm (Site1), New Road, Magham Down	BN271PR	Magham Down	2.35		N	-	N	-	Unsuitable
1047/3110	Magham Down Farm (Site 2), New Road, Magham Down	BN271PR	Magham Down	3.89		N	-	N	-	Unsuitable
1050/1310	Land to the south of The Old Loom Mill, Ersham Road, Hailsham	BN27 2RH	Hailsham	3.39	30 dwellings	N	N	P	N	Reject
1178/1310	Land at Holme Farm, Sayerland Lane, Polegate	BN266QX	Hailsham	8.09		N	-	N	-	Unsuitable
1179/1310	Land at White Dyke, White Dyke, Hailsham	BN272SD	Hailsham	13.87	100 dwellings	N	-	P	N	Reject
1184/1310	Peel House Farm Caravan Park, Sayerland Lane, Hailsham	BN266QX	Hailsham	1.65		N	-	N	-	Unsuitable
1217/1310	Land west of Station Road, Hailsham	BN27 2ER	Hailsham	2.69	employment only	-	-	P	N	Reject
1223/1310	**25 London Road, Hailsham,East Sussex (NEW)**	**BN27 3BN**	**Hailsham**	**0.08**	**5 dwellings**	-	-	P	?	Reject
1245/1310	Land adjacent Woodside Depot	Hailsham	Hailsham	0.71		N	-	N	-	Unsuitable
1252/1310	Mulbrooks Farm, Ersham Road, Hailsham	BN27 2RH	Hailsham	0.60		N	-	N	-	Unsuitable
1259/1310	**Mushroom Farm, Saltmarsh Lane, Downash, Hailsham (NEW)**	**BN27**	**Hailsham**	**18.40**	**400 dwellings**	-	-	P	?	Reject

APPENDIX D : REJECTED SITES

HARTFIELD SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SA 2023	SA 18(1)	Site Review	SA 18(2)	SA 19
223/2080	Stairs Farm, High Street, Hartfield	TN7 4AB	Hartfield	3.06		N	-	N	-	Unsuitable
762/2080	Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield	TN3 9QP	Hartfield	1.06		N	N	N	-	Unsuitable
776/2080	Land adjacent to Jib Jacks Hill, Hartfield	TN7 4HB	Hartfield	2.39		N	-	N	-	Unsuitable
969/2080	Land adjoining Little Tye, Cat Street, Hartfield	TN7 4DY	Hartfield	0.53		N	-	N	-	Unsuitable
1049/1630	Land east of Shepherds gate, Colemans Hatch	TN7 4HF	Coleman's Hatch	1.73		N	-	N	-	Unsuitable
1089/2080	Land to the north of Perryhill Nurseries, Edenbridge Road	TN7 4JL	Hartfield	2.81		N	-	N	-	Unsuitable
1106/2080	Land at Castle Farm, Withyham Road, Hartfield	TN7 4JD	Hartfield	1.07		N	-	N	-	Unsuitable

HEATHFIELD & WALDRON SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
230/1210	Land south of Sandy Cross Lane, Monkhurst Farm, Heathfield	TN218QR	Heathfield	12.00		N	-	N	-	Unsuitable
235/1920	Bell Reed Farm, Dads Hill, Cross In Hand	TN210SY	Cross in Hand	5.23		N	-	N	-	Unsuitable
258/1210	Land on north side of Burwash Road, Heathfield	TN228QA	Heathfield	3 .48		N	-	N	-	Unsuitable
259/1210	Land west of Marklye Lane, Heathfield	TN218NS	Heathfield	4.71		N	-	N	-	Unsuitable
307/1210	Land at Tilsmore Nurseries,off Nursery Way, Heathfield	TN21 0UW	Heathfield	1.45		N	N	N	-	Unsuitable
418/3190	The Glen (Site 1), School Hill, Old Heathfield	TN219AB	Old Heathfield	1.46		N	-	N	-	Unsuitable
419/3190	The Glen (Site 2), School Hill, Old Heathfield	TN219AB	Old Heathfield	2.75		N	-	N	-	Unsuitable
545/1920	Land adjacent Forge Cottage, Mayfield Road, Cross In Hand	TN21 OUE	Cross In Hand	1.10		N	Y	N	-	Unsuitable
546/1920	Land at Sindens Nursery (east), A267, Cross In Hand	TN21 OSH	Cross In Hand	0.39		N	-	N	-	Unsuitable
547/1920	**Land on the north west side of Fir Grove Road, Cross In Hand**	**TN210SS**	**Cross In Hand**	**2.05**	**employment only**	N	N	P	N	**Reject**
557/1210	Yulden Field,Barretts Park Farm, Heathfield	TN218QS	Heathfield	1.87		N	-	N	-	Unsuitable
560/1210	Land at Tintern, Little London Road, Heathfield	TN21 OLU	Heathfield	0.40		N	N	N	-	Unsuitable
561/1210	Morrensfield, Little London Road, Heathfield	TN21 OLU	Heathfield	0.39		N	N	N	-	Unsuitable
562/1210	Pine Ridge Cottage Little London Road, Heathfield	TN21 OLT	Heathfield	1.59		N	N	N	-	Unsuitable
564/1210	Old Common, Little London Road, Heathfield	TN21 OLT	Heathfield	0.66		N	N	N	-	Unsuitable
565/1210	Lion's Lodge, Little London Road, Heathfield	TN21 OLU	Heathfield	0.38		N	N	N	-	Unsuitable
566/1210	Crossways House, New Pond Hill, Heathfield	TN21 OL X	Heathfield	0.44		N	N	N	-	Unsuitable
569/1210	Land at Leonards Field,Sandy Cross Lane, Heathfield	TN218BT	Heathfield	0.57		N	-	N	-	Unsuitable
570/1920	Land at Sindens Nursery (west), A267, Cross In Hand	TN21 0SH	Cross in Hand	0.36		N	-	N	-	Unsuitable
578/1210	**Land north of Holbrook Barn, Little London Road, Heathfield**	**TN21 0LU**	**Heathfield**	**0.49**	**12 dwellings**	N	-	P	N	**Reject**
596/1920	Land at Mayfield Flat, Cross In Hand	TN21 0TJ	Cross in Hand	0.98		N	-	N	-	Unsuitable
605/1920	Land at Fairfield Lodge, A267,Cross In Hand	TN210SH	Cross in Hand	7.47		N	-	N	-	Unsuitable
639/1210	Land at Theobalds Green Farm,Theobalds Green, Heathfield	TN218BT	Heathfield	5.85		N	-	N	-	Unsuitable
726/1630	Land at Satinstown Farm, Burwash Road, Broad Oak	TN218RU	Broad Oak	3.52		N	-	N	-	Unsuitable
734/1210	Land at Monkhurst Farm,Sandy Cross Lane, Heathfield	TN218QR	Heathfield	17.90		N	-	N	-	Unsuitable
737/1920	Land north of Mayfield Flat, Cross In Hand	TN21 0TU	Cross in Hand	0.51		N	-	N	-	Unsuitable
779/3220	Land adjoining Owlsbury, Chapel Cross Lane, Chapel Cross	TN219BH	Punnetts Town	13 .04		N	-	N	-	Unsuitable
794/1210	Cross in Hand Stud, Little London Road, Heathfield	TN210BF	Heathfield	13.59		N	-	N	-	Unsuitable

APPENDIX D : REJECTED SITES

HEATHFIELD & WALDRON SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SA 2023	SA 18(1)	Site Review	SA 18(2)	SA 19
795/1920	Land adjoining Spinney's Edge, Back Lane		Cross in Hand			N	-	N	-	Unsuitable
829/1210	Land to the west of Nettlesworth Lane, Heathfield		Heathfield			N	-	N	-	Unsuitable
834/1920	Former race track on land at Dunly Wood, Mayfield Road, Cross in Hand		Cross in Hand			N	-	N	-	Unsuitable
847/1210	Holmans Wood and land at Little London Road, Heathfield		Heathfield			N	-	N	-	Unsuitable
848/1210	**Collins Field, Burwash Road, Heathfield**	TN218RU	**Heathfield**	3.97	**employment only**	N	N	P	N	Reject
877/1920	Cross in Hand Mills (Site B), B2102, Cross In Hand		Cross in Hand			N	-	N	-	Unsuitable
902/1210	Land at Culvergrove Farm, Little London Road, Heathfield		Heathfield			N	-	N	-	Unsuitable
907/1210	Land on the west side of Newick Lane, Heathfield		Heathfield			N	-	N	-	Unsuitable
912/1210	Land at Heathfield Park, Heathfield		Heathfield			N	-	N	-	Unsuitable
954/3220	Holly Barn, Coldharbour Lane, Punnetts Town		Punnetts Town			N	-	N	-	Unsuitable
1008/3220	Land at Ebeneezer Farm, Battle Road, Punnett's Town		Punnett's Town			N	-	N	-	Unsuitable
1043/3220	Land adjoining Eastlea, North Street, Punnetts Town, Heathfield		Punnetts Town			N	-	N	-	Unsuitable
1051/1920	Land to the east of Dads Hill, Cross In Hand		Cross In Hand			N	-	N	-	Unsuitable
1052/1210	Land at Street End Land, Broad Oak, Heathfield		Broad Oak			N	-	N	-	Unsuitable
1053/1210	Land west of Street End Lane, Heathfield		Broad Oak			N	-	N	-	Unsuitable
1056/3030	Little London Garage, Little London Road, Horam		-			N	-	N	-	Unsuitable
1091/1210	Lakeside House, Hailsham Road, Maynards Green		Maynards Green			N	-	N	-	Unsuitable
1165/1210	Land at Pook Reed Lane & Jubilee Park, Pook Reed Lane, Heathfield		Heathfield			N	-	N	-	Unsuitable
1198/1920	Land at Isenhurst, A267, Cross in Hand		Cross in Hand			N	-	N	-	Unsuitable
1231/1210	Newick Lane, Heathfield		Heathfield			N	-	N	-	Unsuitable

APPENDIX D : REJECTED SITES

HELLINGLY SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
010/3090	**Land adjoining Rosendale, Hackhurst Lane, Lower Dicker**	**BN27 4BL**	**Lower Dicker**	**1.73**	**employment only**	**N**	**N**	**P**	**N**	**Reject**
066/3000	Land to the north of Mill Lane, Hellingly	BN27 4HB	Hellingly	3.00		N	-	N	-	Unsuitable
067/3100	**Land to the east of A267, Lower Horsebridge**	**BN27 4DJ**	**Lower Horsebridge**	**5.00**		**N**	**N**	**P**	**N**	**Reject**
068/3000	Land to the south of Mill Lane, Hellingly	BN27 4EY	Hellingly	1.90		N	-	N	-	Unsuitable
080/3100	Rothwebis Nursery and Cobwebs, A271, Lower Horsebridge	BN27 4DH	Lower Horsebridge	0.81		-	-	N	-	Unsuitable
233/3090	**Land west of Hackhurst Lane, Lower Dicker**	**BN27 4BL**	**Lower Dicker**	**1.04**	**employment only**	**N**	**N**	**P**	**N**	**Reject**
243/1310	Land east of Park Road and south of New Road, Hailsham	BN271UX	Hailsham	1.05		N	N	N	N	Unsuitable
311/3090	Land at 1 Mill House, A22, Lower Dicker	BN27 4BU	Lower Dicker	0.93		N	-	N	-	Unsuitable
579/3090	**Units 7 & 4 to rear of Hackhurst Lane, Lower Dicker**	**BN27 4BW**	**Lower Dicker**	**1.06**	**employment only**	**N**	**N**	**P**	**N**	**Reject**
659/3090	**Land at Lower Dicker Garden Centre,The Dicker, Lower Dicker**	**BN27 4BJ**	**Lower Dicker**	**1. 87**	**PP for 45 dwellings lapsed**	-	-	-	**N**	**Reject**
662/3090	Land at Shep Plastics.The Dicker, Lower Dicker	BN27 4AT	Lower Dicker	1.02	part of site PP for 8 dwellings WD/2019/0688/P01 rest unsuitable	N	N	N	N	Unsuitable
699/3000	Land at Blackstock Farm, Grove Hill, Hellingly	BN27 4HF	Hellingly	14.64		N	-	N	-	Unsuitable
780/3100	Land east of A22 and south of A271, Lower Horsebridge	BN27 4DP	Lower Horsebridge	16.43		N	N	N	N	Unsuitable
799/3090	**Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker**	**BN273RH**	**Lower Dicker**	**5.89**	**employment only**	**N**	**N**	**P**	**N**	**Reject**
800/3090	**Careways, The Dicker, Lower Dicker**	**BN27 4BJ**	**Lower Dicker**	**1.34**	**employment only**	**N**	**N**	**P**	**N**	**Reject**
803/3090	**Land to the rear of Prospect House, The Dicker, Lower Dicker**	**BN27 4BT**	**Lower Dicker**	**5.47**	**employment only**	**N**	**N**	**P**	**N**	**Reject**
807/1310	Land adjacent to Starnash Farm, Coldharbour Lane, Hailsham	BN27 3PY	Hailsham	2.98		N	N	N	N	Unsuitable
852/3090	Old Mill Paddock, between Coldharbour Road and Mansers Lane, Lower Dicker	BN27 4BE	Lower Dicker	0.94		N	-	N	-	Unsuitable
853/3090	Land adjoining Spindles, Mansers Lane, Lower Dicker	BN27 4BE	Lower Dicker	0.84		N	-	N	-	Unsuitable
863/3090	Merriefields, Hackhurst Lane, Lower Dicker	BN27 4BP	Lower Dicker	1.78		N	-	N	-	Unsuitable
864/3090	**Ades Farm, The Dicker, Lower Dicker**	**BN27 4BH**	**Lower Dicker**	**4.01**	**employment only**	**N**	**N**	**P**	**N**	**Reject**
869/3090	**Meadowsweet, Caldicotts Lane, Lower Dicker**	**BN27 4BG**	**Lower Dicker**	**3.87**	**employment only**	**N**	**N**	**P**	**N**	**Reject**
870/3090	**Laurelhurst Farm, Lower Dicker**	**BN27 4BD**	**Lower Dicker**	**4.54**	**employment only**	**N**	**N**	**P**	**N**	**Reject**
904/3000	Wellshurst Golf and Country Club, North Street, Hellingly	BN27 4EE	Hellingly	66. 39		N	-	N	-	Unsuitable
940/3090	**Land adjoining Laurel Cottage, The Dicker, Lower Dicker**	**BN27 4AZ**	**Lower Dicker**	**1.01**	**employment only**	**N**	**N**	**P**	**N**	**Reject**
974/1310	**Windy Ridge, Featherbed Lane, Hellingly**	**BN27 4HX**	**Hailsham**	**0.29**	**5 dwellings**	**N**	-	**P**	**?**	**Reject**
1074/3000	Stone House Farm.Vicarage Lane, Hellingly	BN27 4HB	Hellingly	0.32		N	-	N	-	Unsuitable
1075/3000	Land to the west of Church Lane,Hellingly	BN27 4HA	Hellingly	5.41		N	-	N	-	Unsuitable
1080/3000	Blackstock Farm, Grove Hill, Hellingly	BN27 4HF	Hellingly	9 .40		N	-	N	-	Unsuitable
1081/3000	**Hursthaven Nursery, New Road, Hellingly**	**BN27 4EW**	**Hellingly**	**0.56**	**5 dwellings**	**N**	**N**	**P**	**?**	**Reject**
1159/3090	Land behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker	BN27 3PU	Lower Dicker	0.95		N	N	N	N	Unsuitable
1177/3100	Land at Lower Horsebridge, A271, Lower Horsebridge	BN27 4DJ	Lower Horsebridge	2.34		N	-	N	-	Unsuitable
1221/3000	Land at Shawpits Farm, Hellingly (NEW)	BN27 4HD	Hellingly	16.42		-	-	N	-	Unsuitable
1240/3090	**Land North of Swallow Business Park, Diamond Drive, Lower Dicker**	**BN27**	**Lower Dicker**	**5.84**	**employment only**	-	-	N	-	**Reject**
1260/3000	Akehurst, Grove Hill, Hellingly		Hellingly			N	-	N	-	Unsuitable

APPENDIX D : REJECTED SITES

HERSTMONCEUX SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
081/2090	**Land to north of James Avenue, Herstmonceux**	**BN27 4NU**	**Herstmonceux**	**1.21**	**36 dwellings**	**Y**	**N**	**P**	**N**	**Reject**
274/3390	Brick Farm.Gardner Street, Windmill Hill	BN27 4RS	Windmill Hill	0.29		N	-	N	-	Unsuitable
392/3390	**Orchard View Park, Russett Way, Windmill Hill**	**BN27 4SY**	**Windmill Hill**	**1.91**	**33 dwellings**	**Y**	**N**	**P**	**N**	**Reject**
553/2090	**Higham Farm, Gardner Street, Herstmonceux**	**BN27 4SX**	**Herstmonceux**	**3.47**		**N**	-	**P**	**N**	**Reject**
582/2090	**Land at Gardner Street, Herstmonceux**	**BN27 4LA**	**Herstmonceux**	**2.59**	**20 dwellings**	**-**	-	**P**	**N**	**Reject**
610/2090	**Land at Braemar, Bagham Lane, Herstmonceux**	**BN27 4NA**	**Herstmonceux**	**0.32**	**5 dwellings**	**N**	-	**P**	**N**	**Reject**
624/2090	Land at Upperhouse Farm, New Road, Herstmonceux	BN271PX	Herstmonceux	0.82		N	-	N	-	Unsuitable
658/1630	Land north of Hammer Lane, Cowbeech	BN27 4JL	Cowbeech	1.73		N	-	N	-	Unsuitable
684/3390	Land adjacent to the Sewerage Works, Victoria Road, Windmill Hill	BN27 4SZ	Windmill Hill	0.84		N	-	N	-	Unsuitable
858/2090	New Barn Farm, Stunts Green, Herstmonceux	BN27 4PL	Herstmonceux	2.50		N	-	N	-	Unsuitable
879/2090	Land at Stunts Green.south of West End Road, Herstmonceux	BN27 4PL	Herstmonceux	0.34		N	-	N	-	Unsuitable
1086/2090	Land north of A271 at Cooper's Croft and Sally Shaw Field, Herstmonceux	BN271QL	Herstmonceux	16.87		N	N	N	N	Unsuitable

APPENDIX D : REJECTED SITES

HORAM						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
024/3030	The Old Nursery, North Street, Horam	TN21 0LG	Horam	2.29		N	-	N	-	Unsuitable
075/3030	Land adjacent to Marie Green Cottages,Horebeech Lane, Horam	TN219EB	Horam	1.09		N	-	N	-	Unsuitable
123/3030	**Land adjoining Coxlow House, A267, Horam**	**TN21 0JG**	**Horam**	**0.41**		Y	N	P	N	**Reject**
196/3320	Foords Farm, Foords Lane, Vines Cross	TN219EX	Vines Cross	0.67		N	-	N	-	Unsuitable
239/3320	Land adjacent to The Brewers Arms, Netllesworth Lane, Vines Cross	TN219EN	Vines Cross	1.38		N	-	N	-	Unsuitable
244/3150	Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green	TN21 0DG	Maynards Green	0.36		N	N	N	N	Unsuitable
351/3150	Land at South Lodge, B2203, Maynards Green	TN210BU	Maynards Green	0.49		N	-	N	-	Unsuitable
499/3030	**Land at Horam Manor Estate, A267, Horam**	**TN21 0JB**	**Horam**	**1.52**	**40 dwellings**	N	-	P	N	**Reject**
555/3030	Woods Place.West Street Lane, Horam	TN21 ODA	Horam	1.47		N	-	N	-	Unsuitable
614/3030	**Land at The Old Brickyard,Chiddingly Road, Horam**	**TN21 0JJ**	**Horam**	**4.69**	**employment only**	N	N	P	N	**Reject**
627/3030	Land at Furnace Lane, Horam	TN21 0BJ	Horam	0.52		N	-	N	-	Unsuitable
661/3030	Land at Linda House, Little London Road, Horam	TN21 0BL	Horam	3 .77		N	N	N	N	Unsuitable
670/3030	Land at Diamonds Field,Vine Cross Road, Horam	TN210GH	Horam	0.98		N	-	N	-	Unsuitable
686/3030	Land at Spiers Farm, Little London Road, Horam	TN210BN	Horam	4.08		N	-	N	-	Unsuitable
758/3030	Land at Sharps Corner, Little London Road, Horam	TN21 0BL	Horam	4.39		N	-	N	-	Unsuitable
763/3150	Land north of West Street Lane, Maynards Green	TN210DB	Maynards Green	0.59		N	-	N	-	Unsuitable
832/3030	Land at Paines Farm,Vines Cross Road, Horam	TN210HE	Horam	5.23		N	N	N	N	Unsuitable
925/3030	Land at Dewbrook Farm, Vines Cross Road, Horam	TN210HE	Horam	1.71		N	-	N	-	Unsuitable
933/3150	Land at Oast Lodge, Maynards Green Road, Maynards Green	TN210DE	Maynards Green	0.72		N	-	N	-	Unsuitable
1054/3030	Oakhurst House/Studio, A267, Horam	TN21 0LJ	Horam	1.42		N	N	N	N	Unsuitable
1058/3030	Thorpe Gardens, Little London Road, Horam	TN210BG	Horam	3.24		N	-	N	-	Unsuitable
1059/3030	Land adjacent Burlow Cottage, A267, Horam	TN21 0LG	Horam	4.17		N	N	N	N	Unsuitable
1060/3030	Land at Laundry Lane, Horam	TN219EE	Horam	22.27		N	-	N	-	Unsuitable
1063/3030	Marie Green Farm, Horebeech Lane, Horam	TN219HN	Horam	11.02		N	-	N	-	Unsuitable
1120/3030	Highlands Farm, A267, Horam	TN21 0LG	Horam	15.31		N	-	N	-	Unsuitable
1171/3030	Land east of Horam Road, Horam	TN21 0LH	Horam	0.54		N	N	N	N	Unsuitable
1172/3030	Land at Chestnuts Farm, Horebeech Lane, Horam	TN21 0HN	Horam	20.79		N	N	N	N	Unsuitable
1173/3030	Land at Burlow, A267, Horam	TN21 0LF	Horam	9 .67		N	N	N	N	Unsuitable
1203/3030	Land south of Horam, A267	TN21 0LG	Horam	11.30		N	N	N	N	Unsuitable
1248/3030	Windrush,Marle Green, Horam	TN219HP	Horam			-	-	N	-	Unsuitable
1249/3030	Land lying to the South of Horebeech Lane, Horam	TN219HP	Horam	0.40		-	-	N	-	Unsuitable

APPENDIX D : REJECTED SITES

ISFIELD SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
057/3040	**Land at Horsted Lane, Isfield**	**TN22 5TX**	**Isfield**	**2.31**	**25 dwellings**	**N**	**N**	**P**	**N**	**Reject**
104/3040	Honey Pot Nursery, Lewes Road, Isfield	TN22 5UB	Isfield	0.88		N	-	N	-	Unsuitable
185/3040	Land at the Halfway House, A26, Isfield	TN22 5UG	Isfield	1.18		N	-	N	-	Unsuitable
314/3040	Land north of Boathouse Farm, Station Road, Isfield	TN22 5TY	Isfield	0.49		N	-	N	-	Unsuitable
355/3040	Boathouse Farm, Station Road, Isfield	TN22 5TY	Isfield	15.45		N	-	N	-	Unsuitable
404/3040	Field adjoining 1 Old Mill Cottage, Station Road, Isfield	TN22 5XJ	Isfield	1.37		N	-	N	-	Unsuitable
406/3040	Land to the rear of Netherbury, Station Road, Isfield	TN22 5XA	Isfield	0.60		N	-	N	-	Unsuitable
407/3040	Land rear of Homelea, Station Road, Isfield	TN225XA	Isfield	0.58		N	-	N	-	Unsuitable
408/3040	Land rear of Robins Post, Station Road, Isfield	TN22 5XA	Isfield	0.72		N	-	N	-	Unsuitable
414/3040	Court Mead, Station Road, Isfield	TN225XS	Isfield	0.72		N	-	N	-	Unsuitable
420/3040	**Elms Farm,Station Road, Isfield**	**TN22 5XG**	**Isfield**	**1.81**	**20 dwellings**	**N**	**N**	**P**	**N**	**Reject**
422/3040	Recreation, White Bridge Lane, Isfield	TN22 5XG	Isfield	3 .41		N	-	N	-	Unsuitable
423/3040	Hop Field, Station Road, Isfield	TN22 5XR	Isfield	0.79		N	-	N	-	Unsuitable
424/3040	The Pit,Buckham Hill, Isfield	TN22 5XR	Isfield	1.04		N	-	N	-	Unsuitable
425/3040	Upper Limes, Buckham Hill, Isfield	TN22 5XB	Isfield	1.82		N	-	N	-	Unsuitable
426/3040	Rocks Cottages, Station Road, Isfield	TN225XP	Isfield	0.64		N	N	N	N	Unsuitable
503/3040	Land adjacent to The Mill House, Buckham Hill, Isfield	TN22 5XR	Isfield	3 .06		N	-	N	-	Unsuitable
648/3040	Land at Oaks Farm, Horstead Lane, Isfield	TN22 5TX	Isfield	0.57		N	N	N	N	Unsuitable
777/3040	**Land adjacent to The Faulkners, Station Road, Isfield**	**TN22 5XG**	**Isfield**	**1.35**	**8 dwellings**	**N**	**N**	**P**	**N**	**Reject**
1105/3040	Brook Lodge Farm, Rose Hill, Isfield	TN22 5UH	Isfield	4.33		N	-	N	-	Unsuitable
1118/3040	September Farm, Rose Hill, Isfield	TN22 5UH	Isfield	12.23		N	-	N	-	Unsuitable
1119/3040	Brook Lodge, Rose Hill, Isfield	TN22 5UH	Isfield	10.30		N	-	N	-	Unsuitable
1123/3040	Rowebuck Stud, Station Road, Isfield	TN22 5XG	Isfield	11.46		N	-	N	-	Unsuitable
1133/3040	Land at Boathouse Farm, Station Road, Isfield	TN22 5UL	Isfield	1.95		N	-	N	-	Unsuitable
1138/3040	Top Barn, Station Road, Isfield	TN22 5EY	Isfield	0.57		N	-	N	-	Unsuitable
1140/3040	Land at Boathouse Farm, Station Road, Isfield	TN22 5XA	Isfield	1.00		N	N	N	N	Unsuitable
1205/1410	Land at Beeches Place Farm, Beeches Farm Road, Uckfield					N	-	N	-	Unsuitable

LAUGHTON SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
442/3060	Land to the south of Laughton Lodge Hospital Site, Common Lane, Laughton	BN8 6BY	Laughton	2.26		N	-	N	-	Unsuitable
498/3060	Land to the east of Common Lane, Laughton	BN8 6BY	Laughton	5. 38		N	-	N	-	Unsuitable
636/3060	Land at Duke House, Laughton Lodge, Lewes Road, Laughton	BN8 6BJ	Laughton	0.71		N	-	N	-	Unsuitable
810/3060	Chelwood, Pound Lane, Laughton	BN8 6BE	Laughton	0.45		N	-	N	-	Unsuitable
840/3060	Stream Farm, Mill Lane, Laughton	BN8 6AJ	Laughton	28.36		N	-	N	-	Unsuitable
1095/3060	Land to the north of The Roebuck Inn. Lewes Road, Laughton	BN8 6BG	Laughton	1.04		N	-	N	-	Unsuitable
1189/1630	Land adjacent Shortgate Industrial Estate, The Broyle, Shortgate	BN8 6PH	Shortgate	1.05		N	-	N	-	Unsuitable
1225/3060	Briars, Church Lane, Laughton	BN8	Laughton	1.20		-	-	N	-	Unsuitable

APPENDIX D : REJECTED SITES

LITTLE HORSTED SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
032/3070	Land north of East Sussex National Golf Course,A22,Little Horsted	TN22 5ES	Little Horsted	14.52		N	-	N	-	Unsuitable
033/3070	Horsted Place,A26,Little Horsted	TN22 5TS	Little Horsted	1.93		N	-	N	-	Unsuitable
034/3070	Land south east of A26/ A22 roundabout,Little Horsted	TN22 5TR	Little Horsted	1.09		N	-	N	-	Unsuitable

LONG MAN SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
032/3070	**Natewood Farm, Polegate Road, Hailsham**		**Long Man**	**16.41**	**employment only**	N	-	N	-	**Reject**

MARESFIELD SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	Suitability
022/1935	Land adjacent to Pippins. north of Duddleswell House, Duddleswell	TN22 3JL	Duddleswell	0.79		N	-	N	-	Unsuitable
403/3120	Land north of Rolling Mill, Maresfield	TN22 2EE	Maresfield	1.70		N	N	N	N	Unsuitable
550/3120	Land at Millwood, Millwood Lane, Maresfield	TN223AS	Maresfield	0.81		N	-	N	-	Unsuitable
607/3180	Land at Nutley Arms, London Road, Nutley	TN22 3LJ	Nutley	1.4 2		N	-	N	-	Unsuitable
638/3180	Land at Bunters Field,Bell Lane, Nutley	TN223PD	Nutley	4.63		N	-	N	-	Unsuitable
650/3180	Land adjacent to Nether Lane, Nutley	TN22 3LB	Nutley	2.98		N	-	N	-	Unsuitable
713/3120	Land north of Batts Bridge Road, Maresfield	TN22 2HX	Maresfield	7.15		N	-	N	-	Unsuitable
720/3120	**Land at Batts Bridge Field, Batts Bridge Road, Maresfield**	**TN22 2HX**	**Maresfield**	**9.88**	**employment only, OPA WD/2022/3319/MAO**	N	N	P	?	**Reject**
811/3180	Land at Nutlin Nursery, Crowborough Road, Nutley	TN223HU	Nutley	2.38		N	-	N	-	Unsuitable
918/3120	**Land at Oakwood Park, Maresfield Bypass, Maresfield**	**TN22 2EE**	**Maresfield**	**11.34**	**employment only**	N	N	P	N	**Reject**
958/3120	Land at Nursery Lane, Maresfield	TN223BA	Maresfield	2.52		N	-	N	-	Unsuitable
1001/3120	Land opposite Dama Farm Nursery, Burrells Lane, Maresfield	TN223DW	Maresfield	0.28		N	-	N	-	Unsuitable
1009/1840	Old Barnsgate Cottage,Uckfield Road, Heron's Ghyll	TN224DB	Heron's Ghyll	0.94		N	-	N	-	Unsuitable
1110/3120	**Land adjacent to the Maresfield Bypass, Maresfield**	**TN22 2DU**	**Maresfield**	**90.45**		N	N	P	N	**Reject**
1111/3120	Land at Mill House Farm, Maresfield Bypass, Maresfield	TN22 5EP	Maresfield	2.55		N	N	N	N	Unsuitable
1127/3120	Land at Doma, Burrells Lane, Maresfield	TN223DW	Maresfield	2.92		N	-	N	-	Unsuitable
1176/1990	Land at Cob Down Farm, Cobdown Lane, Five Ash Down	TN223AR	Five Ash Down	28.01		N	-	N	-	Unsuitable
1210/3120	Land at Marshalls, The Drive	TN22 2NA	Maresfield	2.20		N	-	N	-	Unsuitable
1219/1630	Highfields, Lampool Road, Fairwarp (NEW)	TN223DT	Fairwarp	5.56		-	-	N	-	Unsuitable

APPENDIX D : REJECTED SITES

MAYFIELD & FIVE ASHES SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
133/3140	Land at Wellbrook Hill, A267, Mayfield	TN20 6ED	Mayfield	1.63		N	-	N	-	Unsuitable
812/3140	Land west of Scotsford Hill, Mayfield	TN20 6TY	Mayfield	2.86		N	-	N	-	Unsuitable
819/3140	Land south of East Street, Mayfield	TN20 6TY	Mayfield	0.93		N	-	N	-	Unsuitable
826/3140	Land at North Yard Industrial Estate, Pennybridge Lane, Mayfield	TN20 6QB	Mayfield	0.59		N	-	N	-	Unsuitable
894/3140	Railway Paddock, Tunbridge Wells Road, Mayfield	TN20 6NU	Mayfield	0.70		N	-	N	-	Unsuitable
898/1980	Land adjoining Oak Hill, A267, Five Ashes	TN20 6HL	Five Ashes	0.87		N	-	N	-	Unsuitable
915/3140	Land rear of Wheelwrights, Fletching Street, Mayfield	TN20 6TL	Mayfield	5.90		N	-	N	-	Unsuitable
932/3140	Land at Field End, Argos Hill, Mayfield	TN20 6NR	Mayfield	1.77		N	-	N	-	Unsuitable
951/3140	Land south of Rothermead Road, Mayfield	TN20 6EG	Mayfield	0.36		N	-	N	-	Unsuitable
965/1310	Land at and adjoining Mayfield Cricket Club, Wellbrook Ground, Mayfield	TN20 6EA	Mayfield	3.60		N	-	N	-	Unsuitable
1121/1980	Ashlea, Mayfield Road, Five Ashes	TN20 6JE	Five Ashes	0.54		N	-	N	-	Unsuitable
1124/1980	Yew Tree Cottage, Mayfield Road, Five Ashes	TN20 6JE	Five Ashes	0.72		N	-	N	-	Unsuitable
1125/1980	Land at Kings Marsh House, Mayfield Road, Five Ashes	TN20 6LD	Five Ashes	2.44		N	-	N	-	Unsuitable
1130/1980	Land east of Mayfield Road, Five Ashes	TN20 6JG	Five Ashes	0.74		N	-	N	-	Unsuitable
1181/1980	Land west of Horleigh Green Road, Five Ashes	TN20 6NJ	Five Ashes	0.81		N	-	N	-	Unsuitable
1191/1920	Land east of Meres Lane, Cross in Hand	TN21 0TY	Cross in Hand	0.32		N	-	N	-	Unsuitable
1194/3140	Land west of Brummels, Bassetts Lane, Mayfield	TN20 6EU	Mayfield	0.71		N	-	N	-	Unsuitable
1206/1630	Land at Gables Farmhouse, Tunbridge Wells Road	TN6 3QL	Argos Hill	1.20		N	-	N	-	Unsuitable

NINFIELD SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
073/3170	Land at Church Barn Farm, High Street, Ninfield	TN339JW	Ninfield	2.08		N	-	N	-	Unsuitable
165/3170	Land to the rear of the Ninfield Road (access past Sunnyside Cottage), Ninfield	TN39 5JJ	Ninfield	26.71		N	-	N	-	Unsuitable
474/3170	Land adjoining Downs View, Ninfield	TN33 9LF	Ninfield	2.61		N	-	N	-	Unsuitable
601/3170	Land south west of Yew Tree Cottage, Moons Hill, Ninfield	TN33 9LH	Ninfield	0.72		N	-	N	-	Unsuitable
739/3170	Land east of Moor Hall Drive, Ninfield	TN33 9JT	Ninfield	4.47		N	-	N	-	Unsuitable
972/3170	**Land west of Bexhill Road, Ninfield**	**TN33 9EG**	**Ninfield**	**1.66**	**24 dwellings (planning appeal WD/2024/1034/MAO**	N	N	P	N	**Reject**
983/1630	**Land at The Croft, Ninfield Road, Lundsford's Cross**	**TN39 5JP**	**Lunsford's Cross**	**3 .78**		N	-	N	-	**Reject**
984/1630	Land adjacent to Mountfield Lodge, Hooe Road, Russell's Green	TN33 9EH	Russell's Green	0.36		N	-	N	-	Unsuitable
986/3170	Land south of High Street, Ninfield	TN33 9JR	Ninfield	8 .62		N	-	N	-	Unsuitable
987/3170	Land at Russell Cottage, Lower Street, Ninfield	TN33 9ED	Ninfield	1.87		N	-	N	-	Unsuitable
1160/3170	Land south of Marlpits Lane, Ninfield	TN33 9LE	Ninfield	3.56		N	-	N	-	Unsuitable
1244/3170	Land to the North of B2204, The Green, Ninfield (NEW)	TN33 9JE	Ninfield	4.76		-	-	N	-	Unsuitable
1250/3170	Lower Barn, Standard Hill, Ninfield, East Sussex (NEW)					-	-	N	-	Unsuitable
1251/3170	Tarmac Ninfield Block Plant, A269, Standard Hill, Ninfield Battle **(NEW)**	TN33 9NJ	Ninfield	6.25		-	-	N	-	Unsuitable
1288/1630	**Land on the South West side of Ninfield Road, Bexhill on Sea**		**Ninfield**	**3 .78**		-	-	-	-	**Reject**
1292/1630	**Lunsford Cross Farm, Ninfield Road, Bexhill on Sea**		**Ninfield**	**5.25**	**60 dwellings**					**Reject**

APPENDIX D : REJECTED SITES

PEVENSEY SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
106/3200	Land at Wallsend Road, Pevensey	BN24 5NX	Pevensey	0.93		N	-	N	-	Unsuitable
183/3210	Land north of Coast Road, Pevensey Bay	BN24 6RB	Pevensey Bay	13. 74		N	-	N	-	Unsuitable
747/3210	Land at Castle View Caravan Site, Eastbourne Road, Pevensey Bay	BN24 6DT	Pevensey Bay	4.97		N	-	N	-	Unsuitable
936/3200	Land to the north of High Street, Pevensey	BN24 5JU	Pevensey	0.38		N	-	N	-	Unsuitable
1100/3200	**The Old Mint House, High Street, Pevensey**	**BN24 5LF**	**Pevensey**	**0.24**	**5 dwelllings**	**N**	**N**	**P**	**Y**	**Reject**
1146/3210	Land north of Eastbourne Road, Pevensey Bay	BN24 6BL	Pevensey Bay	9 .40		-	-	N	-	Unsuitable
1258/3200	The Smugglers Inn, High Street, Pevensey	BN24	Pevensey			N	-	-	-	Unsuitable

POLEGATE SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
204/1510	**Cophall Farm, Baytree Lane, Polegate**	**BN26 6QL**	**Polegate**	**42.90**	**Part of site 1069/1510**	**N**	**N**	**P**	**N**	**Reject**
255/1510	**Land at and adjoining Honey Farm, Eastbourne Road, Polegate**	**BN26 6QN**	**Polegate**	**41.52**	**Part of site 1069/1510**	**N**	**N**	**P**	**N**	**Reject**
257/1510	Land adjacent to Cophall Farm, Eastbourne Road, Polegate	BN26 6QL	Polegate	7.88		N	N	N	-	Unsuitable
271/1510	Land south of Aberdale Road, Polegate	BN26 6JH	Polegate	3 .76		N	-	N	-	Unsuitable
463/1510	Land at Station Road, Polegate	BN26 688	Polegate	0.39		N	-	N	-	Unsuitable
711/1510	Land at Bramley Farm, Bay Tree Lane, Polegate	BN26 6QN	Polegate	9.09		N	N	N	-	Unsuitable
719/1510	Land at Little Bramley Farm, Bay Tree Lane, Polegate	BN26 6QN	Polegate	1.98		N	N	N	-	Unsuitable
833/1310	Land south of Summerhill Lane, Hailsham	BN26 6QY	Hailsham	3 .61		N	-	N	-	Unsuitable
856/1510	Byeways, Sayerland Lane, Polegate	BN26	Polegate			N	-	-	-	Unsuitable
871/1510	Land south east of Sayerland Lane, Polegate	BN26 6QS	Polegate	2.82		N	N	N	-	Unsuitable
872/1510	Bay Tree House and Garden, Bay Tree Lane, Polegate	BN26 6QN	Polegate	0.70		N	-	N	-	Unsuitable
939/1510	Land at rear of Nightingale Villas, Hailsham Road, Polegate	BN26 6RE	Polegate	2.91		N	N	N	-	Unsuitable
1065/1510	Land north of Lewes Road, Polegate	BN26 5HY	Polegate	8 .73	Part of site 1069/1510	N	N	N	-	Unsuitable
1066/1510	Og's Wood,Hailsham Road, Polegate	BN26 6RF	Polegate	11.77		N	-	N	-	Unsuitable
1069/1510	**Polegate West**	**BN26 6QL**	**Polegate**	**89.20**	**1500 dwellings**	**N**	**N**	**P**	**N**	**Reject**
1069/1510	**Polegate West**	**BN26 6QL**	**Polegate**	**89.20**	**GTTSP**	**N**	**N**	**P**	**N**	**Reject**
1071/1510	Priory Court Farm, Sayerland Lane, Polegate	BN26 6QX	Polegate	32.60		N	-	N	-	Unsuitable
1072/1510	Land north east of Mornings Mill Farm, Lynholm Road, Polegate	BN26 6NH	Polegate	15.37		N	-	N	-	Unsuitable
1073/1510	Land at Milton Gate Farm, Milton Gate, Polegate	BN26 5RS	Polegate	17.66		N	-	N	-	Unsuitable
1169/1510	Land at Honey Farm, A27, Polegate	BN26 6DQ	Polegate	1.54		N	-	N	-	Unsuitable
1209/1510	Land at Nightingale Place, Hailsham Road	BN26 6RD	Polegate	1.20		N	-	N	-	Unsuitable

APPENDIX D : REJECTED SITES

ROTHERFIELD SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
005/1110	Land at Amber Nurseries, Treblers Road, Jarvis Brook, Crowborough	TN6 3RL	Crowborough	0.39		N	-	N	-	Unsuitable
035/3290	Land adjacent to Bellsmead, Station Road, Town Row	TN6 3HR	Town Row	1.24		N	-	N	-	Unsuitable
077/1630	**Laurel Tree Farm, Boars Head, East Sussex**		**Crowborough**	**25.58**	**GTTSP**	-	-	P	N	**Reject**
238/1630	Briar House Farm, Dewlands Hill, Rotherfield	TN6 3RU	Rotherfield	2.14		N	-	N	-	Unsuitable
300/1110	**Oaks Field, Tubwell L.ane, Crowborough**	**TN6 3RQ**	**Crowborough**	**2.15**	**30 dwellings**	N	-	P	N	**Reject**
309/1630	Land to east of Laurel Tree Farm, Eridge Road, Boars Head	TN6 3HD	Boars Head	1.46		N	-	N	-	Unsuitable
452/3290	South west field, Douglas Road, Town Row	TN6 3QT	Town Row	0.48		N	-	N	-	Unsuitable
456/3250	Land at South Street, Mayfield Road, Rotherfield	TN6 3LU	Rotherfield	1.49		N	-	N	-	Unsuitable
481/1960	Hamsell Wood Farm and surrounding area, The Forstal, Eridge Green	TN3 9JY	Eridge	7.17		N	-	N	-	Unsuitable
482/1960	Land adjacant to Forge Cottage, The Forstal, Eridge Green	TN3 9LA	Eridge	2.50		N	-	N	-	Unsuitable
583/3250	Land north of Hornshurst Road, Station Road, Rotherfield	TN6 3ND	Rotherfield	2.87		N	-	N	-	Unsuitable
797/3250	Land at Station Road, Rotherfield	TN63HW	Rotherfield	0.64		N	-	N	-	Unsuitable
961/1960	Land off A26, (Lot C), Eridge	TN3 9JX	Eridge	0.87		N	-	N	-	Unsuitable
1010/1110	**Owlsbury Depot, Hadlow Down Road, Crowborough**	**TN6 3RG**	**Crowborough**	**0.29**	**employment only**	N	N	P	N	**Reject**
1015/1110	**Orchard Farm (formerly Tubwell Farm), Tubwell Lane**	**TN6 3RQ**	**Crowborough**	**4.46**	**75 dwellings**	N	N	P	?	**Reject**
1016/1110	Danefield Farm, Boars Head, Crowborough	TN6 3HD	Crowborough	1.02		N	N	N	-	Unsuitable
1017/1110	The Millbrook Nursery, Treblers Road, Crowborough	TN6 3RP	Crowborough	1.43		N	N	N	-	Unsuitable
1019/1630	Buildings at Saxonbury Farm, Tunbridge Wells Road, Mark Cross	TN6 3PA	Mark Cross	0.30		N	-	N	-	Unsuitable
1109/3250	Land south of Ashley Road, Town Row	TN63PW	Town Row	1.11		N	-	N	-	Unsuitable
1139/3250	Land at Court Farm, Rotherfield Road, Rotherfield	TN6 3HH	Rotherfield	34.76		N	N	N	-	Unsuitable
1175/3250	Land at Lone Oak, Yewtree Lane, Rotherfield	TN6 3QP	Rotherfield	1.81		N	-	N	-	Unsuitable
1182/3250	Land at Oaklands Farm, High Cross, Rotherfield	TN6 3QB	Rotherfield	17.67		N	-	N	-	Unsuitable
1197/3250	Land north of Peeps Lane, Rotherfield	TN6 3JH	Rotherfield	1.65		N	-	N	-	Unsuitable
1254/3250	Land adjacent to St Peters Mead (NEW)					-	-	N	-	Unsuitable
1265/3250	Dewlands Gate, Rotherfield		Rotherfield			-	-	N	-	Unsuitable

SELMESTON SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
265/3270	Land at Selmeston, The Street, Selmeston	BN26 6TX	Selmeston	17.58		N	-	N	-	Unsuitable
541/3270	Land to south of Selmeston Church, The Street, Selmeston	BN26 6UD	Selmeston	1.61		N	-	N	-	Unsuitable
620/3270	Land to the north of The Old Vicarage, The Street, Selmeston	BN26 6TY	Selmeston	5. 33		N	-	N	-	Unsuitable

APPENDIX D : REJECTED SITES

STONE CROSS SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
1025/3280	Land south of Hankham Road, Stone Cross	BN24 5AR	Stone Cross	5.75		N	-	N	-	Unsuitable
336/3280	Land south of Glynleigh Road, Stone Cross	BN24 5BJ	Hankham	2.29		N	-	N	-	Unsuitable
1006/3280	Warren Wood Holiday Park, Hailsham Road, Stone Cross	BN24 5BS	Stone Cross	1.67		N	-	N	-	Unsuitable
1126/3280	Land at Old Court Cottages, Cottage Lane, Stone Cross	BN24 5BZ	Hankham	0.32		N	-	N	-	Unsuitable

UCKFIELD SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SA 2023	SA 18(1)	Site Review	SA 18(2)	SA 19
137/1410	Land at Downlands Farm,Snatts Road,Uckfield	TN22 2BB	Uckfield	80.95		N	-	N	-	Unsuitable
468/1410	Land at Rocks Park Road,Uckfield	TN22 2AS	Uckfield	0.73		N	-	N	-	Unsuitable
1002/1410	Luxford Field Car Park, Belmont Road, Uckfield	TN221BW	Uckfield	0.88		N	N	N	-	Unsuitable

WADHURST SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
119/3330	Land north of Tapsells Lane, Wadhurst	TN5 6RT	Wadhurst	4.59		N	-	N	-	Unsuitable
450/3330	Crest Farm, Pell Lane, Wadhurst	TN56ED	Wadhurst	2.14		N	-	N	-	Unsuitable
486/3330	Land to the west of Herons Lea, Tapsells Lane, Wadhurst	TN5 6PL	Wadhurst	0.36		N	-	N	-	Unsuitable
584/3330	**Land adjacent to Jonas Drive, Wadhurst**	**TN56RL**	**Wadhurst**	**3 .27**	**30 Dwellings**	N	N	P	N	Reject
585/3330	Land on corner of Blacksmith's Lane, Wadhurst	TN56DN	Wadhurst	0.68		N	-	N	-	Unsuitable
592/3330	Land at Foxhole Farm, Foxhole Lane, Wadhurst	TN56NB	Wadhurst	2.21		N	N	N	-	Unsuitable
613/3330	Land at Marling House, Station Road, Wadhurst	TN5 6RT	Wadhurst	1.53		N	-	N	-	Unsuitable
757/1910	Land at Cheviots, Newbury Lane, Cousley Wood	TN56HD	Causley Wood	2.05		N	-	N	-	Unsuitable
790/3330	Land at Beechlands, Best Beech Hill, Wadhurst	TN56JT	Wadhurst	0.74		N	-	N	-	Unsuitable
901/3330	Land on the south side of Causley Wood Road, Wadhurst	TN56EA	Wadhurst	1.73		N	N	N	-	Unsuitable
982/1630	Houndsell Stud, Wadhurst Road, Mark Cross	TN6 3PF	Mark Cross	1.24		N	-	N	-	Unsuitable
988/3330	Land adjacent to Brookfields, Old Station Road, Wadhurst	TN56QH	Wadhurst	0.40		N	N	N	-	Unsuitable
989/3330	Woodlands, Mayfield Lane, Wadhurst,	TN56JH	Wadhurst	1.27		N	N	N	-	Unsuitable
990/3330	Land to the west of Brinkers Lane, Wadhurst	TN56LS	Wadhurst	1.22		N	-	N	-	Unsuitable
991/3330	Land to the north of Wadhurst Primary School, Sparrows Green Road, Wadhurst	TN56SU	Wadhurst	1.93		N	-	N	-	Unsuitable
992/3330	Land to the north of Wadhurst High Street, Wadhurst	TN56AA	Wadhurst	12.72		N	-	N	-	Unsuitable
993/3330	Land to the west of High Street, Wadhurst	TN56LS	Wadhurst	4.74		N	-	N	-	Unsuitable
994/1910	Little Windmill Farm, Windmill Lane, Cousley Wood	TN56EY	Causley Wood	3 .50		N	-	N	-	Unsuitable
995/3330	Land at Balaclava Lane, Wadhurst	TN56EQ	Wadhurst	2.50		N	N	N	-	Unsuitable
1107/1910	Land north and south of Bewlbridge Lane, Cousley Wood	TN56HH	Coulsey Wood	2.90		N	-	N	-	Unsuitable
1147/3330	Land off Mayfield Lane, Wadhurst	TN5 6JE	Wadhurst	25.45		N	-	N	-	Unsuitable
1207/3330	Land at Beech Oast Grange, Osmers Hill	TN56QJ	Wadhurst	2.20		N	-	N	-	Unsuitable
1211/3330	Land west of Style Lane and South of High Street, Wadhurst	TN56DZ	Wadhurst	0.87		N	-	N	-	Unsuitable
1212/3330	Land west of Styles Lane and South of High Street (southern section), Wadhurst	TN56DZ	Wadhurst	0.63		N	-	N	-	Unsuitable
1236/3330	Land On The South Side Of Three Oaks Lane, Wadhurst **(NEW)**	TN56PY	Wadhurst	2.33		-	-	N	-	Unsuitable
1239/3330	Land West of Tappington Grange, Station Road, Wadhurst **(NEW)**	TN56PU	Wadhurst	3.00		-	-	N	-	Unsuitable

APPENDIX D : REJECTED SITES

WARBLETON SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
011/3220	Land adjacent to Little Home Farm, Forest Lane, Punnetts Town	TN219DU	Punnetts Town	1.37		N	N	N	-	Unsuitable
277/3220	Scots Paddock, Forest Lane, Punnetts Town	TN219JB	Punnetts Town	0.95		N	N	N	-	Unsuitable
347/3260	Chapel Cottage Farm, Rookery lane, Rushlake Green	TN219RH	Rushlake Green	3.34		N	-	N	-	Unsuitable
385/1810	Old Homestead, Chilsham Lane, Bodle Street	BN27 4QL	Bodle Street Green	0.24		N	-	N	-	Unsuitable
716/3220	Land south of Forest Lane, Punnett's Town		Punnett's Town	1.57		N	-	N	-	Unsuitable
905/3285	Land at the Old Brickyard, Middle Lane, Three Cups Corner	TN219RD	Three Cups Corner	1.44		N	-	N	-	Unsuitable
917/3285	Land at Spring Hill,Battle Road, Three Cups Corner	TN219PD	Three Cups Corner	0.50		N	-	N	-	Unsuitable
1148/3220	Little Pig Farm, Blackdown Road, Punnetts Town	TN219JD	Punnetts Town	1.47		N	-	N	-	Unsuitable

WARTLING SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
178/3390	Dormers Farm, Joe's Lane, Windmill Hill	BN27 4RY	Windmill Hill	0.76		N	-	N	-	Unsuitable
248/1820	The Bull's Head and adjoining land, A271, Boreham Street	BN27 4SF	Boreham Street	2.12		N	-	N	-	Unsuitable
623/1820	Land adjacent to Northfield Cottage, A271, Boreham Street	BN27 4SF	Boreham Street	1.04		N	-	N	-	Unsuitable
691/3390	Land east of Joe's Lane, Windmill Hill	BN27 4RY	Windmill Hill	1.65		N	-	N	-	Unsuitable
787/3390	The Old Flyn Concrete Works, Tilley Lane, Windmill Hill	BN27 4UU	Windmill Hill	10.86		N	-	N	-	Unsuitable

APPENDIX D : REJECTED SITES

WESTHAM SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
021/2070	Land at Foords Lane House, Hankham, Pevensey	BN24 5AL	Hankham	8.34		N	-	N	-	Unsuitable
041/1620	Peelings Marsh, Eastbourne Road, Eastbourne	BN24 5NJ	Eastbourne	17.82		N	-	N	-	Unsuitable
109/1620	Land to the east of Golden Jubilee Way, A22, Westham	BN24 5QY	Eastbourne	19.09		N	N	N	-	Unsuitable
159/3360	Land to the west of Eastbourne Road, Westham	BN24 5NJ	Westham	1.45		N	-	N	-	Unsuitable
161/1620	Land at Mountney Bridge, Eastbourne Road, Eastbourne	BN23 7QQ	Eastbourne	3 .09		N	-	N	-	Unsuitable
190/1620	Land at Hide Hollow, Pennine Wav. Eastbourne	BN23 8AF	Eastbourne	7.46		N	-	N	-	Unsuitable
221/3360	Fairfield Farm, Eastbourne Road, Westham	BN24 5NG	Westham	23.63		N	N	N	-	Unsuitable
242/3360	**Land adjacent to Peelings Lane, Westham**	**BN245HG**	**Westham**	**1.48**	**30 dwellings**	N	N	P	N	**Reject**
336/3280	Land south of Glynleigh Road, Stone Cross					N	-	N	-	Unsuitable
342/3280	Uplands Farm. Rattle Road, Stone Cross	BN245DT	Stone Cross	9.09		N	-	N	-	Unsuitable
536/3280	Land at former Railway Tracks, Rother Avenue, Stone Cross	BN24 5PJ	Stone Cross	3 .29		N		N	-	Unsuitable
675/2070	**Land at Peelings and Saxon Nurseries, Hankham Road, Hankham**	**BN245AP**	**Hankham**	**7.30**	**Employment only**	N	N	P	N	**Reject**
817/3360	Land at Rose Cottage, Hankham Hall Road, Westham	BN24 5AG	Westham	1.49		N	-	N	-	Unsuitable
821/2070	Land south of Patiala, Milton Street, Hankham	BN24 5AU	Hankham	2.42		N	-	N	-	Unsuitable
828/1620	Land at Mountney Bridge, Eastbourne Road, Eastbourne	BN24 5NH	Eastbourne	6.38		N	-	N	-	Unsuitable
893/3360	Land at the rear of Hobney Rise, Westham	BN24 5NL	Westham	2.06		N	-	N	-	Unsuitable
1006/3280	Warren Wood Holiday Park, Hailsham Road, Stone Cross					N	-	N	-	Unsuitable
1094/3360	55 Rattle Road, Westham	BN24 5DG	Westham	0.33		N	-	N	-	Unsuitable
1096/3360	Rear of The Paddock, Hankham Hall Road, Westham	BN24 5AG	Westham	6.83		N	-	N	-	Unsuitable
1098/3360	Kinketchem,Peelings Lane, Westham	BN24 5AD	Westham	0.63		N	-	N	-	Unsuitable
1126/3280	Land at Old Court Cottages, Cottage Lane, Stone Cross	BN24 5AD	Westham	0.63		N	-	N	-	Unsuitable
1167/2070	Land east of Pump Piece, Hankham Hall Road, Hankham	BN24 5BA	Hankham	0.65		N	-	N	-	Unsuitable
1216/3280	**Land to south of Peelings Lane, Westham (NEW)**	**BN6 8XB**	**Westham**	**4.10**		-	-	N	-	**Reject**
1220/3360	43 & 45 Eastbourne Road, Westham, Pevensey (NEW)	BN24 5NG	Westham	0.3		-	-	N	-	Unsuitable
1227/3280	Pylon Field, South of Dittons Road, Stone Cross		Stone Cross			-	-		-	Unsuitable

WILLINGDON & JEVINGTON SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
540/3370	Brodricklands and Hamlands Farm, Willingdon	BN20 9NY	Willingdon	3.38		N	-	N	-	Unsuitable
1166/1620	Land west of Golden Jubilee, Eastbourne	BN24 5ES	Eastbourne	3 .08		N	-	N	-	Unsuitable

APPENDIX D : REJECTED SITES

WITHYHAM SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
152/1110	Land north of St.Johns Road and west of Coopers Lane, Crowborough	TN6 1SL	Crowborough	4.46		N	-	N	-	Unsuitable
218/1110	Land rear of Springmount,School Lane, Crowborough	TN6 1SB	Crowborough	1.07		N	-	N	-	Unsuitable
222/1110	**Adds Farm, Hoadleys Lane, Crowborough**	**TN61TH**	**Crowborough**	**1.74**	**10 dwellings**	N	-	P	N	**Reject**
343/2040	Land adjoining Maynards, Corseley Road, Groombridge	TN3 9PR	Groombridge	0.49		N	-	N	-	Unsuitable
500/1800	Sewage Works Field, A264, Blackham	TN3 9TT	Blackham	0.71		N	-	N	-	Unsuitable
501/1800	Allotment Field, A264, Blackham	TN3 9TR	Blackham	0.82		N	-	N	-	Unsuitable
502/1800	The Common Field, Iron Church Lane, Blackham	TN3 9TS	Blackham	1.33		N	-	N	-	Unsuitable
683/1630	Land at Watch Oak Hill, Ashurst Hill, Ashurst	TN3 9TJ	Ashurst	0.62		N	-	N	-	Unsuitable
707/3400	Land at Balls Green, Station Road, Withyham	TN7 4BU	Withyham	9.21		N	-	N	-	Unsuitable
710/2040	Land at Florence Farm, Withyham Road, Groombridge	TN3 9QL	Groombridge	1.17		N	-	N	-	Unsuitable
756/1630	**Land at Royal Mires Nursery, London Road, Lye Green**	**TN61UU**	**Lye Green**	**1.46**	**5 dwellings (lapsed PP)**	-	-	P	N	**Reject**
1020/1110	Land adjacent to Haycocks, London Road, Crowborough	TN6 1TD	Crowborough	5.18		N	-	N	-	Unsuitable
1122/3400	Land west of Beech Green Lane, Withyham	TN7 4DB	Withyham	23.59		N	-	N	-	Unsuitable
1204/1110	Hoadleys Stables, Hoadleys Lane	TN6 1TJ	Crowborough	0.38		N	-	N	-	Unsuitable
1226/2040	**The Paddock, Lealands Farm, Station Road, Groombridge, Tunbridge Wells**		**Groombridge**			-	-	N	-	**Reject**

PART 2: PARISH APPENDICES A-D