Appendix A11a Parish: Arlington

SHELAA Ref: 015/3300 **SITE:** Field between Adams Cottage and Field House, Coldharbour Road, Upper Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 015/3300 SITE: Field between Adams Cottage and Field House, Coldharbour Road, Upper Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (greenfield) • The proposed number of dwellings has not been provided by the landowner, but the site is 7.22 ha in size. • The site is detached from Upper Dicker, and is surrounded by open farmland and scattered houses and farmsteads along Coldharbour Road. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Upper Dicker is classed as an unsustainable development within the settlement hierarchy and lacks significant services and facilities and so any so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

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SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site is in Flood Zone 1, which is suitable for development and there is no known risk to groundwater flooding. • The site does have a small amount of surface water flooding risk at its northern and eastern boundaries, but this is limited and mitigation is likely to be achievable. • The site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• 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. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.

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SO5	SOIL, LAND & MINERALS					• The site is greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area although it is considered that the impacts can be suitably mitigated. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting.

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						• Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites and is not in close proximity to any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The Greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development would be out of keeping with surrounding land uses. • This site was not individually assessed within the Council's landscape evidence base but sits adjacent to SHELAA Site 224/3300, which is classed as having moderate sensitivity to residential development. • The site is relatively well screened, with some views to the south / southeast. The lower part of the site is well enclosed from the road, whilst the upper part of the site is slightly more visible in the wider landscape.

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						• Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be minor negative but could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings or other heritage assets in close proximity to the site. • There is a Grade II listed buildings to the east of the site (on the opposite side of Coldharbour Road from the site) called Starnash Farm Cottage however this is at a distance where it is considered there would be no impact on the listed building or its setting from development of this site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no existing vehicular access to Coldharbour Road from the site. There is the potential for vehicular access to be created on to Coldharbour Road but this would involve hedgerow clearance and suitable visibility splays being achieved. Further off-site works or traffic management measures may also be required, and a full transport assessment would be needed. • There is currently no existing pedestrian access to the site as there is no pavement along this part of Coldharbour Road and no access for cycle use either. There could be potential for a pavement along one side of Coldharbour Road and there are grass verges alongside the road, however this may involve third party land and is therefore unlikely.

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						• The nearest train station is at Berwick, approx. 3.2 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is in Upper Dicker to the southwest of the site, albeit there is no pedestrian connectivity to the bus stop currently • There is no PRoW within the site, however one does exist to the south west of the site (Footpath 10, Arlington) and runs north-west to south-east. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage given that the transport measures are 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, but the site promoter has not yet identified a quantum of development and therefore, the contribution is not known at this stage. • However, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approx. 2.3 miles to the east of the site. The nearest hospital is in Eastbourne, approx. 6.4 miles to the south-east. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre) however these are only realistically accessible by private car as Upper Dicker has a limited bus service (1 service 3 times a week).

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						• A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approx. 1.3 miles of the site, although access would still likely be by private car • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short to medium term but uncertain in the longer term, depending on the construction of a health hub and sports hub.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from Upper Dicker and any other identified settlement or local facilities and amenities.

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						• Upper Dicker has limited services and facilities and potential future residents are likely to travel to Hailsham and Polegate or shop online. • The site is not currently accessible by vehicles although potential exists to create an access onto Coldharbour Road, subject to hedge clearance. • The site is not accessible to pedestrians and there is no footpath along Coldharbour Road connecting the site to Upper Dicker or bus stops further south along Coldharbour Road which would provide some limited sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to be minor negative.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Upper Dicker (Park Mead) and Bede's Independent School, also in Upper Dicker, provides education from nursey to Sixth Form. However, pedestrian connectivity to both from the site is non-existent. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 015/3300	SITE: Field between Adams Cottage and Field House, Coldharbour Road, Upper Dicker																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. It is however within an area where there is potential for large scale development (SHELAA Site 825/1310 and other land known as 'West of Hailsham') as well as a number of other sites within and around Upper Dicker itself. 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.
Summary	The site is isolated and detached from Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to public transport, services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these.

	The capacity of the site has not been provided by the site promoter, but the site is considered for residential development, which would make a positive contribution to the district's housing needs. Minor positive effects are also identified for biodiversity as mitigation measures in line with Local Plan policies are implemented, such as biodiversity net gain and green/blue infrastructure. No significant effect is expected with regards to historic and cultural heritage as the site is not within a conservation area and there are no heritage assets within close proximity of the site that could be affected by any development. It is likely that there will be no significant effect on the economy and employment as whilst short term jobs may be created in construction, the site is not proposing to provide any employment floorspace. In terms of education, it is considered there will be no significant effect as there is sufficient educational capacity within the area to accommodate projected growth. Minor negative effects have been identified in relation to climate change mitigation as development is always going to produce some degree of emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste and pollution as this will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Minor negative effects have also been identified with regards to landscape and townscape as the site lies within a rural location surrounded by open countryside, with views to the south / south-east, and whilst the lower part of the site is well enclosed from the road, the upper part of the site is more visible in the wider landscape. However, suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. The lack of health services and facilities within Upper Dicker, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against SO13, although the provision of a health hub could help towards some degree of mitigation. Minor negative effects are also likely against SO19 as Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres. It is unlikely that any development of this site would improve the level of service provision within the village. There are several uncertain effects including the vehicular and pedestrian access to the site, although there may be the potential to provide a vehicular access point to/from Coldharbour Road but this would involve hedgerow clearance. Pedestrian access is unlikely due to the potential need for third party land along Coldharbour Road (the grass verges). Further detail is required to understand what scale of development could be accommodated and whether appropriate mitigation measures can be provided. Whilst the site is within Flood Zone 1 and has minor potential issues for surface water flooding (which can be mitigated), it is within an area of groundwater concern indicating there is a possibility of groundwater flooding. However, this is extremely difficult to predict and there would need to be further work undertaken should development come forward on the site,

	hence the effects are uncertain at this time. Other uncertain effects are due to a lack of information at this stage with regards to any development of the site and the fact that other Local Plan policies will influence the effects. Owing to the rural character and setting of this site, and the fact it is isolated and detached from any identified settlement or local facilities and amenities with poor access to sustainable transport, it is unlikely to be suitable for development.
Selected / Rejected for allocation	The site is not taken forward for allocation. Despite the site's potential to contribute towards the housing need for the district, it is within an unsustainable settlement and does not conform to the overall spatial strategy for the district. In isolation, large-scale residential development on this site would be unsuitable given its semi-rural location and would be out of character with the surrounding area and linear settlement pattern of Upper Dicker. However, if the Local Plan proposes large-scale development in this location, with associated infrastructure and amenities, then the site may be suitable for development.

SHELAA Ref: 044/1310 **SITE:** Arlington Stadium, Arlington Road West, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 044/1310 SITE: Arlington Stadium, Arlington Road West, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently a Race Track and warehousing • The site is 6.74ha in size and proposed for employment development. • Aside from the buildings and racetrack on the site, the area is almost completely undeveloped and reads as being an isolated rural site away from any settlement. • The site is surrounded by woodland to the south and west with agricultural land on all other sides. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site is detached from Hailsham, being severed by the A22, and is isolated from any services and facilities, including public transport. Therefore any development of the site is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce further areas of hard standing and structures, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 044/1310 SITE: Arlington Stadium, Arlington Road West, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site is in Flood Zone 1, which is suitable for development and there is no known risk groundwater flooding. • The site does have a small amount of surface water flooding risk, but this is limited and mitigation is likely to be achievable. • The site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• 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. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is predominantly brownfield land with some greenfield land in the north west corner and south of the site. • The site has not been classified within the Agricultural Land Classification survey.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 044/1310 SITE: Arlington Stadium, Arlington Road West, Hailsham
		S	M	L	Overall	Commentary
						• The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area although it is considered that the impacts can be suitably mitigated. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for employment in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.

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SO8	GREEN & BLUE INFRASTRUCTURE					• To the south, east and west of the site is a significant block of ancient woodland (Abbotts Wood / Wilmington Wood). There is also a small block of ancient woodland (Arlington Raceway Shaw) within the eastern part of the site, adjacent to the racetrack. Development of the site could have an adverse effect on the GI network of the site and the wider area. • Development would need to provide a suitable buffer to the ancient woodland within the site. • There are a large number of group TPO trees within the south and east of the ste as well as along the western boundary. These group TPO trees, together with the trees and woodland within the site, provide very good wildlife corridors and stepping stones to the wider area, including the ancient woodland which surrounds the site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor negative at this time.
SO9	BIODIVERSITY					• The majority of the site (excluding the very southern portion) is located within the Wilmington Woodlands and Watershed Biodiversity Opportunity Area (BOA). • There is ancient woodland within the eastern part of the site and in very close proximity to the south and west of the site (separated in the west only by a narrow track) • Much of this ancient woodland is also classed as Priority Habitat Deciduous woodland. • Whilst there is some development on the site, further intensification of development is likely to have an adverse impact on the BOA and the ancient woodland and trees within, and bordering, the site. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 044/1310 SITE: Arlington Stadium, Arlington Road West, Hailsham
		S	M	L	Overall	Commentary
						• However, given the fact that the site is within an established BOA, the impact is expected to be minor negative.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development would be out of keeping with surrounding land uses. • This site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due to it being relatively well enclosed within the wider landscape as a result of the ancient woodland on all sides and the well treed boundaries. However, these trees and woodlands in themselves are important and sensitive landscape features. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • It is considered the development of the site would have no significant impact on this SA Objective, with appropriate mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings or other heritage assets in close proximity to the site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 044/1310 SITE: Arlington Stadium, Arlington Road West, Hailsham
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is existing access for the racetrack onto Arlington Road West. However, to accommodate any further intensification of the site, improvements would likely be needed to the junction of Arlington Road West with the A22. • There is no pedestrian access to the site. • There are no pavements in proximity of the site, and it is unlikely that provision could be made given ownership constraints of the highway along Arlington Road West. • Furthermore, the site is at some distance from any facilities and services and pedestrians would have a significant journey length on foot to reach Hailsham, having to cross the busy A22 as well. • • The nearest train station is at Berwick, approx. 3.2 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is in Upper Dicker to the southwest of the site, albeit there is no pedestrian connectivity to the bus stop currently • There is no PRoW within the site, however one does exist to the south west of the site (Footpath 10, Arlington) and runs north-west to south-east. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage given that the transport measures are 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, but the site promoter has not yet identified a quantum of development and therefore, the contribution is not known at this stage. • However, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 044/1310 SITE: Arlington Stadium, Arlington Road West, Hailsham
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approx. 2.3 miles to the east of the site. The nearest hospital is in Eastbourne, approx. 6.4 miles to the south-east. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre) however these are only realistically accessible by private car as Upper Dicker has a limited bus service (1 service 3 times a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approx. 1.3 miles of the site, although access would still likely be by private car • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short to medium term but uncertain in the longer term, depending on the construction of a health hub and sports hub.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 044/1310 SITE: Arlington Stadium, Arlington Road West, Hailsham
		S	M	L	Overall	Commentary
						• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from Upper Dicker and any other identified settlement or local facilities and amenities. • Upper Dicker has limited services and facilities and potential future residents are likely to travel to Hailsham and Polegate or shop online. • The site is not currently accessible by vehicles although potential exists to create an access onto Coldharbour Road, subject to hedge clearance. • The site is not accessible to pedestrians and there is no footpath along Coldharbour Road connecting the site to Upper Dicker or bus stops further south along Coldharbour Road which would provide some limited sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to be minor negative.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Upper Dicker (Park Mead) and Bede's Independent School, also in Upper Dicker, provides education from nursey to Sixth Form. However, pedestrian connectivity to both from the site is non-existent. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 044/1310 SITE: Arlington Stadium, Arlington Road West, Hailsham
		S	M	L	Overall	Commentary
						• The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 044/1310	SITE: Arlington Stadium, Arlington Road West, Hailsham																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. It is however within an area where there is potential for large scale development (SHELAA Site 825/1310 and other land know as 'West of Hailsham') as well as a number of other sites within and around Upper Dicker itself. 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.
Summary	The site is isolated and detached from Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to public transport, services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these.

	The capacity of the site has not been provided by the site promoter, but the site is considered for residential development, which would make a positive contribution to the district's housing needs. Minor positive effects are also identified for biodiversity as mitigation measures in line with Local Plan policies are implemented, such as biodiversity net gain and green/blue infrastructure. No significant effect is expected with regards to historic and cultural heritage as the site is not within a conservation area and there are no heritage assets within close proximity of the site that could be affected by any development. It is likely that there will be no significant effect on the economy and employment as whilst short term jobs may be created in construction, the site is not proposing to provide any employment floorspace. In terms of education, it is considered there will be no significant effect as there is sufficient educational capacity within the area to accommodate projected growth. Minor negative effects have been identified in relation to climate change mitigation as development is always going to produce some degree of emissions. However, any impacts will be reduced, as far as possible, through the implementation of the relevant Local Plan policies. Minor negative effects have also been identified for waste and pollution as this will increase as a result of development, although suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. Minor negative effects have also been identified with regards to landscape and townscape as the site lies within a rural location surrounded by open countryside, with views to the south / south-east, and whilst the lower part of the site is well enclosed from the road, the upper part of the site is more visible in the wider landscape. However, suitable mitigation and the implementation of the relevant Local Plan policies should reduce the impacts. The lack of health services and facilities within Upper Dicker, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against SO13, although the provision of a health hub could help towards some degree of mitigation. Minor negative effects are also likely against SO19 as Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres. It is unlikely that any development of this site would improve the level of service provision within the village. There are several uncertain effects including the vehicular and pedestrian access to the site, although there may be the potential to provide a vehicular access point to/from Coldharbour Road but this would involve hedgerow clearance. Pedestrian access is unlikely due to the potential need for third party land along Coldharbour Road (the grass verges). Further detail is required to understand what scale of development could be accommodated and whether appropriate mitigation measures can be provided. Whilst the site is within Flood Zone 1 and has minor potential issues for surface water flooding (which can be mitigated), it is within an area of groundwater concern indicating there is a possibility of groundwater flooding. However, this is extremely difficult to predict and there would need to be further work undertaken should development come forward on the site, hence the effects are uncertain at this time. Other uncertain effects are due to a lack of information at this stage with regards to any development of the site and the fact that other Local Plan policies will influence the effects.

	Owing to the rural character and setting of this site, and the fact it is isolated and detached from any identified settlement or local facilities and amenities with poor access to sustainable transport, it is unlikely to be suitable for development.
Selected / Rejected for allocation	The site is not taken forward for allocation. Despite the site's potential to contribute towards the housing need for the district, it is within an unsustainable settlement and does not conform to the overall spatial strategy for the district. In isolation, large-scale residential development on this site would be unsuitable given its semi-rural location and would be out of character with the surrounding area and linear settlement pattern of Upper Dicker. However, if the Local Plan proposes large-scale development in this location, with associated infrastructure and amenities, then the site may be suitable for development.

SHELAA Ref: 224/3300 **SITE:** Mayfields Farm, Coldharbour Road

SUSTAINABILITY OBJECTIVE		Effects				Site No: 224/3300 Name: Mayfields Farm, Coldharbour Road
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a group of fields used for grazing, surrounded by open farmland and scattered houses and farmsteads along Coldharbour Road • The site is 6.85ha in size and the applicant is proposing residential development, although no specific information on the number of dwellings has been provided. • The site lies on the north-eastern periphery of Upper Dicker, which is not classed as a sustainable settlement within the settlement hierarchy. • Upper Dicker does have a village shop open 8.30am to 5pm Monday to Friday and 9am to 3pm on Saturday, however this cannot be reached on foot due to the lack of footpaths along Coldharbour Road • The site is within 400m of the nearest bus stop (approx. a 5-minute walk), however this cannot be reached on foot due to the lack of footpaths along Coldharbour Road. • The bus service from Upper Dicker is regular and runs Monday to Friday to Hailsham (journey time approx. 12 mins). There is no evening services however. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not comply with the overall Spatial Strategy for the district as it is located within an unsustainable settlement and lacks pedestrian access to sustainable transport. • The lack of pedestrian access to public transport is likely to result in a reliance on private car use to reach other settlements such as Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 224/3300 Name: Mayfields Farm, Coldharbour Road
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. The site passes the sequential test in terms of flood risk. • The site is classed as greenfield land and development would introduce impermeable surfaces which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk from surface water flooding currently. The site passes the sequential test and the proposed use for residential development is appropriate in terms of flood risk. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable surface water drainage, the impact on this SA Objective is likely to be minor positive over all timeframes
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • There are no watercourses within the site or in close proximity of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 224/3300 Name: Mayfields Farm, Coldharbour Road
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Despite the lack of detail as to the development of the site, given its size it is likely that a significant number of houses could be provided and this could have minor negative effects on this SA Objective. Impacts could be mitigated through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Although there are no details for the scale of development, given the sites size and its location it is likely that any development would introduce significant light pollution to the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 224/3300 Name: Mayfields Farm, Coldharbour Road
		S	M	L	Overall	Commentary
						area. The site is within an area of the district classed by CPREs light pollution mapping as being darker. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution. The lack of pedestrian access to public transport means car usage is likely to be significant given the size of the site and its development potential. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative, although mitigation measures such as EV charging infrastructure could be implemented.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature hedgerows and trees on all of the site boundaries and infield trees within the site, which all provide excellent wildlife corridors and contribute to the green infrastructure network within the area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries and within the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 224/3300 Name: Mayfields Farm, Coldharbour Road
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The site is not within a Biodiversity Opportunity Area (BOA) nor are there any in close proximity of the site. • There are no designated biodiversity sites within the site or in proximity to the site. • There are no priority habitats within the site or in proximity to the site. • There are no irreplaceable habitats within the site or in proximity to the site. • There are mature trees and hedgerows located along the site boundaries, and trees and some woodland within the site, which provide good wildlife corridors and stepping stones to the wider area and contribute toward the site's biodiversity. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries and within the site to maintain and enhance the sites biodiversity. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • The impact on this SA Objective is considered to be uncertain at this time as no detailed scheme for the site has been put forward.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate sensitivity to residential development, due to the site comprising predominantly of larger scale fields and its enclosed nature by trees and hedgerows from the surrounding landscape. • The Sensitivity Assessment also notes that the presence of existing ribbon development expanding from Upper Dicker along Coldharbour Road and modern agricultural development in the south-east of the site, decreases sensitivity. Medium scale fields with mature wooded boundaries increase sensitivity in the north of the site. • This is a flat site that is enclosed with limited views to the northwest and southeast and is well screened from the road by a hedgerow. • The impact is considered to be minor negative as whilst development would not be visible within the wider landscape, provided the boundary vegetation was maintained and

SUSTAINABILITY OBJECTIVE		Effects				Site No: 224/3300 Name: Mayfields Farm, Coldharbour Road
		S	M	L	Overall	Commentary
						enhanced, it would move away from the linear settlement pattern along Coldharbour Road and be out of character with the semi-rural location of the site.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or in close proximity. • Despite the size of the site, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is within 400m of the nearest bus stop and there are regular bus services to Hailsham, however 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. • There is no train station in Upper Dicker, the nearest being in Berwick Station approx. 3.2 miles south of the site, although the only reasonable access to the station is via private car. • A rural public right of way runs east to west across the site's northern boundary. • There is an existing field gate with access on to Coldharbour Road that serves the existing buildings on site however this would require significant upgrading to accommodate any further development of the site. • Due to the lack of existing access to public transport and the uncertainty over whether such access could be achieved, the impacts on this SA Objective are considered to be minor negative. If access to the bus stop can be resolved, this may provide some level of mitigation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 224/3300 Name: Mayfields Farm, Coldharbour Road
		S	M	L	Overall	Commentary
SO14	HOUSING					• Although there are no detailed plans for housing delivery on this site at the moment, given its size it likely that development would significantly contribute to the district's identified housing need. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Despite the above, the site is not within a sustainable settlement and currently lacks pedestrian access to sustainable transport modes. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward as well as pedestrian access to sustainable transport (the bus service).
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it likely that it will accommodate more than 10 (net dwellings). • The nearest health services are in Hailsham, 2.8 miles to the east. Access is possible via the bus service but there is no pedestrian access to the bus stop from the site currently. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • Given the size of the site, it may be possible to seek contributions toward these quality improvements from any development. • The site is not proposing any health and wellbeing facilities or improvements to open space provision within Upper Dicker. • Whilst there are no details of the proposed housing development for the site, given the size of the site and the likely quantum of development that could be provided, it is highly likely that developer contributions would result from this site for quality improvements to the open spaces mentioned and health and wellbeing infrastructure.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 224/3300 Name: Mayfields Farm, Coldharbour Road
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the size of the site, and the fact contributions would likely be secured for health and wellbeing and open space, but acknowledging the fact there is no current sustainable transport access to health facilities in Hailsham, it is likely there will be a minor positive effect on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• Given the size of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well, which will contribute to quality-of-life improvements. • Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • There are small pylons located within the site; however, they would not restrict development (mitigation possible). There are overhead cables on the northeast part of the site, crossing in a northwest to southeast direction. However, these could be rerouted or placed underground. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan • However, given the size of the site it is likely that significant affordable homes could be secured. • The effect on this SA Objective is likely to be major positive.
SO18	ECONOMY & EMPLOYMENT					• The site is proposed for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from Upper Dicker and any other identified settlement or local facilities and amenities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 224/3300 Name: Mayfields Farm, Coldharbour Road
		S	M	L	Overall	Commentary
						• Upper Dicker has limited services and facilities, and potential future residents are likely to travel to Hailsham and Polegate or shop online. • The site is not accessible to pedestrians and there is no footpath along Coldharbour Road connecting the site to Upper Dicker or bus stops further south along Coldharbour Road which would provide some limited sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to be minor negative
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The nearest primary school is in Upper Dicker (Park Mead) and Bede's Independent School, also in Upper Dicker, provides education from nursey to Sixth Form. However, pedestrian connectivity to both from the site is non-existent. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 224/3300 Name: Mayfields Farm, Coldharbour Road																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Upper Dicker is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. In isolation, large-scale residential development of this site would be unsuitable due to the semi-rural location and be out of character with the surrounding area. The site is however within an area where there is potential for large scale development (SHELAA Site 825/1310 and other land known as 'West of Hailsham') as well as a number of other sites within and around Upper Dicker itself. 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.
Summary	The site is isolated and detached from Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor/no access to public transport, services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. Given the size of the site and its proposed use for residential development, it is likely that a significant proportion of affordable homes could be secured as well as development contributions towards infrastructure requirements such as play space, open space and health and wellbeing facilities. However, this is tempered by the fact that there is no existing pedestrian access to / from the site, and it is unclear as to whether such access could be achieved along this part of Coldharbour Road. Therefore, minor positive effects are expected for SO14 and SO15. Major positive effects are likely on SO17 given the fat that the size of the site means a significant level of affordable homes could be provided. The site is within Flood Zone 1 and is not at risk of fluvial or surface water flooding. It is also outside any area of groundwater concern and is therefore not at risk of groundwater flooding. A suitable drainage scheme would be required as part of any development to manage surface water runoff. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e., SuDS provision and therefore the effects on SO2 are uncertain at this time. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Although there is no indication of the scale of residential development proposed for the site, the sites size means a significant number of homes could be provided and require water supplies and wastewater services, resulting in a minor negative effect on SO4. It is considered that any impacts could be suitably mitigated through good design and compliance with local plan policies on water efficiency and the management of water resources. This would be in combination with the utility providers South East Water and Southern Water.

	The effects on SO7 in terms of pollution are likely to be minor negative. In the short to medium term, construction works and traffic are likely to lead to increases in air pollution, although mitigation measures could be implemented. The lack of pedestrian access to sustainable transport and the limited frequency of bus services means that future residents would rely on using private cars to access higher order sustainable settlements (i.e. Hailsham) which would increase air pollution. Given the sites size and its location with a 'darker' area of the district, it is likely that any development would introduce significant light pollution to the area also. If pedestrian access to the bus service can be delivered this could provide some level of mitigation in car use and help to address air pollution as well as emissions. Minor negative effects are expected on SO10 as whilst the site is well enclosed by vegetation, development would move away from the linear settlement pattern along Coldharbour Road and be out of character with the semi-rural location of the site, particularly given the sites size. Minor negative effects are expected on SO13 as despite there being a bus stop within 400m of the site, it 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. There is also no train station within easy reach by public transport. Minor negative effects are expected on SO19 as Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres and it is unlikely that any development of this site would improve the level of service provision within the village.
Selected / Rejected for allocation	The site is not taken forward for allocation. Despite the site's potential to contribute towards the housing need for the district, it is within an unsustainable settlement and does not conform to the overall spatial strategy for the district. In isolation, large-scale residential development on this site would be unsuitable given its semi-rural location and would be out of character with the surrounding area and linear settlement pattern of Upper Dicker. However, if the Local Plan proposes large-scale development in this location, with associated infrastructure and amenities, then the site may be suitable for development.

SHELAA Ref: 405/3300 **SITE:** Brickfields, Coldharbour Road, Upper Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 405/3300 Name: Brickfields, Coldharbour Road, Upper Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a single field in agricultural use. • The site is 2.19ha in size and the applicant is proposing residential development, although no specific information on the number of dwellings has been provided. • The site lies on the north-eastern periphery of Upper Dicker, which is an unsustainable settlement within the settlement hierarchy. • Upper Dicker does have a village shop open 8.30am to 5pm Monday to Friday and 9am to 3pm on Saturday, however this cannot be reached on foot due to the lack of footpaths along Coldharbour Road • The site is within 400m of the nearest bus stop (approx. a 5-minute walk), however this cannot be reached on foot due to the lack of footpaths along Coldharbour Road. • The bus service from Upper Dicker is regular and runs Monday to Friday to Hailsham (journey time approx. 12 mins). There is no evening services, however. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not comply with the overall Spatial Strategy for the district as it is located within an unsustainable settlement and lacks pedestrian access to sustainable transport. • The lack of pedestrian access to public transport is likely to result in a reliance on private car use to reach other settlements such as Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 405/3300 Name: Brickfields, Coldharbour Road, Upper Dicker
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. The site passes the sequential test in terms of flood risk. • The site is classed as greenfield land and development would introduce impermeable surfaces which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk from surface water flooding currently. The site passes the sequential test and the proposed use for residential development is appropriate in terms of flood risk. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable surface water drainage, the impact on this SA Objective is likely to be minor positive over all timeframes
SO4	WATER RESOURCES & QUALITY					• 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 405/3300 Name: Brickfields, Coldharbour Road, Upper Dicker
		S	M	L	Overall	Commentary
						• There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site is agricultural land however it is not classified under the Agricultural Land Classification system. • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • There is a cess pit located within the site and to the east, however it is unlikely to pose a significant risk and it is unlikely that mitigation will be required. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development

SUSTAINABILITY OBJECTIVE		Effects				Site No: 405/3300 Name: Brickfields, Coldharbour Road, Upper Dicker
		S	M	L	Overall	Commentary
SO7	POLLUTION					• Although there are no details for the scale of development, its location means that any development could introduce light pollution to the area, although mitigation measures should be possible. • The site is within an area of the district classed by CPREs light pollution mapping as being 'darker'. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution. The lack of pedestrian access to public transport means car usage is highly likely. • The lower part of the site is affected by road noise emanating from Coldharbour Road, so mitigation would be necessary. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative, although mitigation measures such as EV charging infrastructure could be implemented.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature hedgerows and hedgerow trees on all of the site boundaries and there are some infield trees within the site, which all provide excellent wildlife corridors and contribute to the green infrastructure network within the area. • Development of the site would need to seek to retain and enhance the existing hedgerows and hedgerow trees on the boundaries and within the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 405/3300 Name: Brickfields, Coldharbour Road, Upper Dicker
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme.
SO9	BIODIVERSITY					• The site is not within a Biodiversity Opportunity Area (BOA) nor are there any in close proximity of the site. • There are no designated biodiversity sites within the site or in proximity to the site. • There are no priority habitats within the site or in proximity to the site. • There are no irreplaceable habitats within the site or in proximity to the site. • There are mature hedgerows and hedgerow trees located along the site boundaries, and some trees within the site, which provide good wildlife corridors and stepping stones to the wider area and contribute toward the site's biodiversity. • The trees present at the entrance to the site are covered by Tree Preservation Order No.12.1994, adjacent to Adams Cottage. • Development of the site would need to seek to retain and enhance the existing hedgerows and hedgerow trees on the boundaries and within the site to maintain and enhance the sites biodiversity. • The TPO trees would need careful consideration also. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • The impact on this SA Objective is considered to be uncertain at this time as no detailed scheme for the site has been put forward.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate sensitivity to residential development in part due to the mature hedgerow vegetation at the boundaries, and moreover, the glimpsed longer distance views towards the SDNP, which increases the site's landscape sensitivity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 405/3300 Name: Brickfields, Coldharbour Road, Upper Dicker
		S	M	L	Overall	Commentary
						• The Sensitivity Assessment also notes that the woodland along the northern and eastern boundaries of the site is subject to TPOs and increases sensitivity. • The site is gently undulating and located within an area of dispersed settlement and farmsteads. • The impact is considered to be minor negative as whilst development would not be highly visible within the wider landscape, provided the boundary vegetation was maintained and enhanced, it would move away from the linear settlement pattern along Coldharbour Road and be out of character with the semi-rural location of the site.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or in close proximity. • Despite the size of the site, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is within 400m of the nearest bus stop and there are regular bus services to Hailsham, however 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. • There is no train station in Upper Dicker, the nearest being in Berwick Station approx. 3.2 miles south of the site, although the only reasonable access to the station is via private car. • There is no PRoW within the site however the PRoW which runs through Site 224/3300 lies adjacent to the west of the site. • There is an existing field gate with access on to Coldharbour Road, however this would require significant upgrading to accommodate any development of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 405/3300 Name: Brickfields, Coldharbour Road, Upper Dicker
		S	M	L	Overall	Commentary
						• Due to the lack of existing access to public transport and the uncertainty over whether such access could be achieved, the impacts on this SA Objective are considered to be minor negative. If access to the bus stop can be resolved, this may provide some level of mitigation.
SO14	HOUSING					• Although there are no detailed plans for housing delivery on this site at the moment, given its size it likely that development would contribute to the district's identified housing need. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Despite the above, the site is not within a sustainable settlement and currently lacks pedestrian access to sustainable transport modes. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward as well as pedestrian access to sustainable transport (the bus service).
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it likely that it will accommodate more than 10 (net dwellings). • The nearest health services are in Hailsham, 2.8 miles to the east. Access is possible via the bus service but there is no pedestrian access to the bus stop from the site currently. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • Given the size of the site, it may be possible to seek contributions toward these quality improvements from any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 405/3300 Name: Brickfields, Coldharbour Road, Upper Dicker
		S	M	L	Overall	Commentary
						• The site is not proposing any health and wellbeing facilities or improvements to open space provision within Upper Dicker. • Whilst there are no details of the proposed housing development for the site, it is likely that some level of developer contributions would result from the development of this site for quality improvements to the open spaces mentioned and health and wellbeing infrastructure. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the size of the site, and the fact contributions would likely be secured for health and wellbeing and open space, but acknowledging the fact there is no current sustainable transport access to health facilities in Hailsham, it is likely there will be a minor positive effect on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The site is proposed for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 405/3300 Name: Brickfields, Coldharbour Road, Upper Dicker
		S	M	L	Overall	Commentary
						• However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from Upper Dicker and any other identified settlement or local facilities and amenities. • Upper Dicker has limited services and facilities, and potential future residents are likely to travel to Hailsham and Polegate or shop online. • The site is not accessible to pedestrians and there is no footpath along Coldharbour Road connecting the site to Upper Dicker or bus stops further south along Coldharbour Road which would provide some limited sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to be minor negative
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The nearest primary school is in Upper Dicker (Park Mead) and Bede's Independent School, also in Upper Dicker, provides education from nursey to Sixth Form. However, pedestrian connectivity to both from the site is non-existent. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 405/3300 Name: Brickfields, Coldharbour Road, Upper Dicker																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Upper Dicker is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. In isolation, large-scale residential development of this site would be unsuitable due to the semi-rural location and be out of character with the surrounding area. The site is however within an area where there is potential for large scale development (SHELAA Site 825/1310 and other land known as 'West of Hailsham') as well as a number of other sites within and around Upper Dicker itself. 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.
Summary	The site is isolated and detached from Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor/no access to public transport, services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. The proposed use of the site for residential development, and the likely quantum of development that could be brought forward, means a proportion of affordable homes could be secured as well as development contributions towards infrastructure requirements such as play space, open space and health and wellbeing facilities. However, this is tempered by the fact that there is no existing pedestrian access to / from the site, and it is unclear as to whether such access could be achieved along this part of Coldharbour Road. Therefore, minor positive effects are expected for SO14 and SO15. The site is within Flood Zone 1 and is not at risk of fluvial or surface water flooding. It is also outside any area of groundwater concern and is therefore not at risk of groundwater flooding. A suitable drainage scheme would be required as part of any development to manage surface water runoff. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e., SuDS provision and therefore the effects on SO2 are uncertain at this time. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. The effects on SO7 in terms of pollution are likely to be minor negative. In the short to medium term, construction works, and traffic are likely to lead to increases in air pollution, although mitigation measures could be implemented. The lack of pedestrian access to sustainable transport and the limited frequency of bus services means that future residents would rely on using private cars to access higher order sustainable settlements (i.e. Hailsham) which would increase air pollution. Given the sites location within a 'darker' area of the district, it is likely that any development would introduce significant light pollution to the area also, although it is considered that mitigation measures could be implemented. If pedestrian access to the bus service can be delivered this could provide some level of mitigation in car use and help to address air pollution as well as emissions.

	Minor negative effects are expected on SO10 as whilst the site is well enclosed by vegetation, development would move away from the linear settlement pattern along Coldharbour Road and be out of character with the semi-rural location of the site. It would also likely be visible in views to / from the South Downs National Park. Minor negative effects are expected on SO13 as despite there being a bus stop within 400m of the site, it 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. There is also no train station within easy reach by public transport. Minor negative effects are expected on SO19 as Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres and it is unlikely that any development of this site would improve the level of service provision within the village.
Selected / Rejected for allocation	The site is rejected for allocation. Despite the site's potential to contribute towards the housing need for the district, it is within an unsustainable settlement and does not conform to the overall spatial strategy for the district. The site is detached from Upper Dicker and remote from services and facilities. In isolation, large-scale residential development on this site would be unsuitable given its semi-rural location and would be out of character with the surrounding area and linear settlement pattern of Upper Dicker. However, if the Local Plan proposes large-scale development in this location, with associated infrastructure and amenities, then the site may be suitable for development.

SHELAA Ref: 542/3300 **SITE:** Land at Camberlot Road, Upper Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 542/3300 Name: Land at Camberlot Road, Upper Dicker, BN27 3QF
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a house, garden and single field. • The site is 0.39ha in size and the applicant is proposing residential development, although no specific information on the number of dwellings has been provided. • The site lies on the northern periphery of Upper Dicker, which is an unsustainable settlement within the settlement hierarchy. • Upper Dicker does have a village shop open 8.30am to 5pm Monday to Friday and 9am to 3pm on Saturday, however this cannot be reached on foot due to the lack of footpaths along Coldharbour Road • The site is nearly 600m from the nearest bus stop, which is located in Upper Dicker on Coldharbour Road, however this cannot be reached on foot due to the lack of footpaths along Camberlot Road. • The bus service from Upper Dicker is regular and runs Monday to Friday to Hailsham (journey time approx. 12 mins). There are no evening services, however. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not comply with the overall Spatial Strategy for the district as it is located within an unsustainable settlement and lacks pedestrian access to sustainable transport. • The lack of pedestrian access to public transport is likely to result in a reliance on private car use to reach other settlements such as Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 542/3300 Name: Land at Camberlot Road, Upper Dicker, BN27 3QF
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. The site passes the sequential test in terms of flood risk. • The site is classed as greenfield land and whilst there is an existing house, the intensification of development within the site would introduce further impermeable surfaces which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk from surface water flooding. • The site is within an area of groundwater concern so could be at risk of groundwater flooding. • The site passes the sequential test and the proposed use for residential development is appropriate in terms of flood risk, subject to investigations around groundwater flood risk • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable surface water drainage, the impact on this SA Objective is likely to be minor positive over all timeframes

SUSTAINABILITY OBJECTIVE		Effects				Site No: 542/3300 Name: Land at Camberlot Road, Upper Dicker, BN27 3QF
		S	M	L	Overall	Commentary
SO4	WATER RESOURCES & QUALITY					• 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. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site and the quantum of likely development, it is considered there will be no significant impact on this SA Objective. It is likely that any impacts could be mitigated through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site • There are no known issues with contamination of land and given its current use contamination is unlikely. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Given the size of the site, it is considered there will be no significant impact on this SA Objective.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 542/3300 Name: Land at Camberlot Road, Upper Dicker, BN27 3QF
		S	M	L	Overall	Commentary
						• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Although there are no details for the scale of development, its location means that any development could introduce light pollution to the area, although it is considered that the impacts can be suitably mitigated. • The site is within an area of the district classed by CPREs light pollution mapping as being 'darker'. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The lack of pedestrian access to public transport means car usage is highly likely. • The site is affected by road noise emanating from Camberlot Road – so mitigation would be necessary. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative, given the lack of pedestrian access to sustainable public transport, although mitigation measures such as EV charging infrastructure could be implemented and the likely scale of development would limit the impact of car use.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are hedgerows and hedgerow trees on all of the site boundaries, which provide excellent wildlife corridors and contribute to the green infrastructure network within the area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 542/3300 Name: Land at Camberlot Road, Upper Dicker, BN27 3QF
		S	M	L	Overall	Commentary
						• 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. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site is not within a Biodiversity Opportunity Area (BOA) nor are there any in close proximity of the site. • There are no designated biodiversity sites within the site or in proximity to the site. • There are no priority habitats within the site or in proximity to the site. • There are no irreplaceable habitats within the site or in proximity to the site. • There are hedgerows and hedgerow trees located along the site boundaries, which provide good wildlife corridors and stepping stones to the wider area and contribute toward the site's biodiversity. • 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 sites biodiversity. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • The impact on this SA Objective is considered to be uncertain at this time as no detailed scheme for the site has been put forward.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate sensitivity to residential development due to the fact it is relatively well contained by the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 542/3300 Name: Land at Camberlot Road, Upper Dicker, BN27 3QF
		S	M	L	Overall	Commentary
						mature hedgerows and hedgerow trees as well as being a flat site. This enclosure reduces the site's visual sensitivity to development. • The Sensitivity Assessment notes however that the tree/hedgerow boundaries are key landscape features which increase sensitivity and the site forms part of the rural setting to the north of Upper Dicker which also increases sensitivity. • The impact is considered to be minor negative as whilst development would not be highly visible within the wider landscape, provided the boundary vegetation was maintained and enhanced, it would be unsuitable in this semi-rural location and would be out of character with the surrounding area.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or in close proximity. • Therefore, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is within 600m of the nearest bus stop and there are regular bus services to Hailsham, however the bus stop cannot be reached on foot as there are no footpaths along Camberlot Road and it is unlikely any could be provided given the width of the road. • There is no train station in Upper Dicker, the nearest being in Berwick Station approx. 3.2 miles south of the site, although the only reasonable access to the station is via private car. • There is no PRoW within the site or in close proximity. • There is an existing access on to Coldharbour Road serving the existing house, however this would require upgrading to accommodate any further development of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 542/3300 Name: Land at Camberlot Road, Upper Dicker, BN27 3QF
		S	M	L	Overall	Commentary
						• Due to the lack of existing access to public transport and the unlikely ability to provide over such, the impacts on this SA Objective are considered to be minor negative. If access to the bus stop can be resolved, this may provide some level of mitigation.
SO14	HOUSING					• The size of the site lends itself to small scale development, but this would still contribute towards the district's identified housing need. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Despite the above, the site is not within a sustainable settlement and currently lacks pedestrian access to sustainable transport modes. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward as well as pedestrian access to sustainable transport (the bus service).
SO15	HEALTH & WELLBEING					• The site is unlikely to require a Health Impact Assessment as part of any development as it is unlikely that it will accommodate more than 10 (net dwellings). • The nearest health services are in Hailsham, 2.8 miles to the east. Access is possible via the bus service but there is no pedestrian access to the bus stop from the site currently. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • The site is not proposing any health and wellbeing facilities or improvements to the quality of open space provision in Arlington Parish. It is unclear whether any contribution to such facilities would result from the development of this site given its size. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 542/3300 Name: Land at Camberlot Road, Upper Dicker, BN27 3QF
		S	M	L	Overall	Commentary
						• Given the size of the site it is considered there will be no significant effect on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The site is proposed for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from Upper Dicker and any other identified settlement or local facilities and amenities. • Upper Dicker has limited services and facilities, and potential future residents are likely to travel to Hailsham and Polegate or shop online. • The site is not accessible to pedestrians and there is no footpath along Camberlot Road connecting the site to Upper Dicker or bus stops further south along Coldharbour Road which would provide some limited sustainable transport access to services and facilities further afield.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 542/3300 Name: Land at Camberlot Road, Upper Dicker, BN27 3QF
		S	M	L	Overall	Commentary
						• Therefore, the impact on this SA Objective is considered to be minor negative
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The nearest primary school is in Upper Dicker (Park Mead) and Bede's Independent School, also in Upper Dicker, provides education from nursey to Sixth Form. However, pedestrian connectivity to both from the site is non-existent. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 542/3300 Name: Land at Camberlot Road, Upper Dicker, BN27 3QF																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Upper Dicker is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. In isolation, residential development of this site would be unsuitable due to the semi-rural location and be out of character with the surrounding area. 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.
Summary	The site is isolated and detached from Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor/no access to public transport, services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects:** None **Minor positive effects: SO3 Flood Risk and SO14 Housing** The site is within Flood Zone 1 and is not at risk of fluvial, surface water or groundwater flooding. A drainage strategy would need to accompany any development scheme to demonstrate that surface runoff can be adequately mitigated, taking account of climate change impacts. Therefore, surface water flood risk mitigation measures are likely to be possible. The size of the site lends itself to small scale residential development but this will still contribute towards the district's housing need. This will be enhanced through the provision of affordable homes. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape & Townscape; SO13 Travel & Accessibility and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Construction works and traffic are likely to lead to increases in air pollution, although mitigation measures could be implemented. The lack of pedestrian access to sustainable transport and the limited frequency of bus services means that future residents would rely on using private cars to access higher order sustainable settlements (i.e. Hailsham) which would increase air pollution. Given the sites location within a 'darker' area of the district, it is likely that any development would introduce some light pollution to the area also, although it is considered that this could be suitably mitigated. If pedestrian access to the bus service can be delivered this could provide some level of mitigation in car use and help to address air pollution as well as emissions. Whilst the site is well enclosed by vegetation, development would move away from the linear settlement pattern along Coldharbour Road and be out of character with the semi-rural location of the site.

	Despite there being a bus stop within 600m of the site, it cannot be reached on foot as there are no footpaths along Camberlot Road and there is no certainty as to whether footpaths could be provided as part of any development. There is also no train station within easy reach by public transport. Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres and it is unlikely that any development of this site would improve the level of service provision within the village. **No significant effect: SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site is rejected for allocation. Despite the site's potential to contribute towards the housing need for the district, it is within an unsustainable settlement and does not conform to the overall spatial strategy for the district. The site is detached from Upper Dicker and remote from services and facilities. In isolation, residential development on this site would be unsuitable given its semi-rural location and would be out of character with the surrounding area.

SHELAA Ref: 558/3300

SITE: Land North of St Bedes Sports Centre, Michelham Priory Road, Upper Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 558/3300	Name: Land north of St Bedes Sports Centre, Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary	
SO1	CLIMATE CHANGE MITIGATION					• The site is comprised of a number of grass fields located to the north of Michelham Priory Road and Bedes School, as well as behind existing linear development to the east of Coldharbour Road. • The site is 3.05ha in size and the applicant is proposing residential development of 41 dwellings. • The site is located close to the centre of the existing built-up area of Upper Dicker which is an unsustainable settlement within the settlement hierarchy. • Upper Dicker does have a village shop open 8.30am to 5pm Monday to Friday and 9am to 3pm on Saturday, however this cannot be reached on foot due to the lack of footpaths along Coldharbour Road. • The site is approx. 550m from the nearest bus stop, which is located in Upper Dicker on Coldharbour Road, and there is pedestrian access along Michelham Priory Road as there is a footpath on the same side as the site. • The bus service from Upper Dicker is regular and runs Monday to Friday to Hailsham (journey time approx. 12 mins). There are no evening services, however. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not comply with the overall Spatial Strategy for the district as it is located within an unsustainable settlement. • Despite the presence of pedestrian access to public transport, there is still likely to be a reliance on private car use to reach other settlements such as Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 558/3300 Name: Land north of St Bedes Sports Centre, Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. The site passes the sequential test in terms of flood risk. • The site is classed as greenfield land and the intensification of development within the site would introduce impermeable surfaces which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk from surface water flooding. • A large portion of the north and centre of the site is within an area of groundwater concern; however it is considered that any groundwater flood risk could be suitably mitigated. • Further investigations would be required should the site come froward for development in relation to groundwater flood risk. • Mitigation measures will need to be provided for the site in terms of surface water runoff and any risk from groundwater flooding, as development will introduce further impermeable surfaces.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 558/3300 Name: Land north of St Bedes Sports Centre, Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable surface water drainage, but acknowledging that the site may have a risk of groundwater flooding, the impact on this SA Objective is considered to be uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• 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. • There are no watercourses within the site or within close proximity. • The Cuckmere River lies to the east of the site, approx. 200m at the nearest point. Any surface water runoff would need to be managed to prevent pollution of the river. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the level of development proposed, it is considered that there could be minor negative effects on this SA Objective. Impacts could be mitigated through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • There are no known issues with contamination of land and given its current use contamination is unlikely. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 558/3300 Name: Land north of St Bedes Sports Centre, Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Despite the scale of development being proposed, the sites location close to the centre of Upper Dicker and within an area classed as being 'brighter' by CPREs light pollution mapping, means any potential light pollution will be minimal; and mitigation is likely to be possible. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 550m of the nearest bus stop and there is existing pedestrian access along Michelham Priory Road providing a sustainable transport option to the private car for potential residents. However the frequency of the bus service is likely to mean a reliance on private cars remains.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 558/3300 Name: Land north of St Bedes Sports Centre, Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
						• The site may be affected by road noise emanating from Coldharbour Road however the site is set back so this is likely to be minimal and capable of being mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution from construction work and traffic but minor positive in the longer term and overall, as the site is within 550m of public transport with existing pedestrian access, helping to reduce air pollution from travel and its size and location means light pollution would be minimal, particularly with the application of other relevant Local Plan policies. • It is acknowledged that the bus service only runs Monday to Friday however and improvements to this may be required.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are some hedgerows within the site that connect to deciduous woodland to the east and the wider countryside, which provide excellent wildlife corridors and contribute to the green infrastructure network within the area. • Development of the site would need to seek to retain and enhance the existing hedgerows to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of any development.
SO9	BIODIVERSITY					• The site is not within a Biodiversity Opportunity Area (BOA) nor are there any in close proximity of the site. • There are no designated biodiversity sites within the site or in proximity to the site. • There are no priority habitats within the site however a block of Priority Habitat deciduous woodland adjoins the eastern boundary of the site. • There are no irreplaceable habitats within the site or in proximity to the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 558/3300 Name: Land north of St Bedes Sports Centre, Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
						• There are some hedgerows within the site that connect to deciduous woodland to the east and the wider countryside, which provide good wildlife corridors and stepping stones to the wider area and contribute toward the site's biodiversity. • Development of the site would need to seek to retain and enhance the existing hedgerows to maintain and enhance the sites biodiversity. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • The impact on this SA Objective is considered to be uncertain at this time as no detailed scheme for the site has been put forward.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the Landscape Sensitivity Assessment 2023. However, it lies within an area identified as having moderate landscape sensitivity to small scale residential development due to the presence of ecologically valued woodlands; historic field patterns with hedgerows and mature trees; rural character; and the role the area plays in providing a rural setting to Upper Dicker. The sensitivity to medium scale residential and commercial / industrial development increases to moderate-high as the low-lying landscape is unlikely to be able to accommodate taller and larger buildings. • Further landscape assessment would be required of the site as part of any development proposals. • Development of this site on the scale proposed would form a type of back land development that would not resemble the existing built form of the village, which is predominantly linear development along both Coldharbour Road and Camberlot Road. The scale of the site is also substantial for Upper Dicker given its limited facilities and services and would adversely impact on the rural setting of Upper Dicker.. • Whilst impacts on the wider landscape would likely not be significant due to the enclosed nature of the site, its development would significantly alter the settlement pattern of Upper Dicker and therefore a minor negative effect is expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 558/3300 Name: Land north of St Bedes Sports Centre, Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • The Grade II listed Upper Dicker Post Office lies adjacent to the site's western boundary and residential development, particularly to the west of the site will likely be detrimental to the setting of the Post Office, without significant mitigation. • Therefore, it is considered there would be minor negative effects on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is within 550m of the nearest bus stop and there are regular bus services to Hailsham, albeit this is limited to Monday to Friday. The bus stop can be reached on foot via the existing footpath along Michelham Priory Road. • There is no train station in Upper Dicker, the nearest being in Berwick Station approx. 3.2 miles south of the site, although the only reasonable access to the station is via private car. • A public right of way crosses through the centre of the site from east to west, connecting to Coldharbour Road. It may be possible to utilise this PRoW to enhance pedestrian access to the site and to the bus stop on Coldharbour Road. • However, there could also be adverse impacts on the PRoW from developing the site, particularly given its scale. • The site, as submitted, has a poor existing vehicular access via an unmade, long and narrow track, which is unsuitable to serve any significant residential development without significant upgrading, and it is unclear at this time whether this can be achieved. This would be the same for pedestrian access to the site. • The effects on this SA Objective are considered to be uncertain at this time due to the lack of detail on the proposed development. Vehicular and pedestrian access into / from the site would require significant improvements however the site is within 550m of public transport and there is exits8ing pedestrian access to this via Michelham Priory Road and Coldharbour Road. The bus service is regular but limited to Monday to Friday. Public

SUSTAINABILITY OBJECTIVE		Effects				Site No: 558/3300 Name: Land north of St Bedes Sports Centre, Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
						transport provision would require improvements and it is unclear whether the development of this site could contribute towards this.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need, albeit the site is within an unsustainable settlement. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Given the size of the site and the scale of potential development, development here would make a relatively significant contribution to the districts housing need in a sustainable location and therefore a minor positive effect is expected. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The site would require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • The nearest health services are in Hailsham, 2.8 miles to the east. Access is possible via the bus service however this is only Monday to Friday. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • The site is not proposing any health and wellbeing facilities or improvements to the quality of open space provision in Arlington Parish. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the proposed scale of the site, contributions towards health and wellbeing provision may be achievable but the lack of scheme details means the effect is uncertain at this time

SUSTAINABILITY OBJECTIVE		Effects				Site No: 558/3300 Name: Land north of St Bedes Sports Centre, Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The site is proposed for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is relatively centrally located to Upper Dicker however this is an unsustainable settlement. • Upper Dicker has limited services and facilities, and potential future residents are likely to travel to Hailsham and Polegate or shop online. • The site is accessible to pedestrians and there is a footpath along Michelham Priory Road connecting the site to Upper Dicker and bus stops along Coldharbour Road which would provide some limited sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to be minor negative
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 558/3300	Name: Land north of St Bedes Sports Centre, Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary	
						• The site is almost opposite Park Mead primary school and within walking distance of Bede's Independent School, in Upper Dicker, which provides education from nursey to Sixth Form. There is existing pedestrian connectivity to both from the site. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, but no significant effect over the longer term as there is educational capacity.	

SUMMARY OF RESULTS:	Site No: 558/3300	Name: Land north of St Bedes Sports Centre, Michelham Priory Road, Upper Dicker, BN27 3QH																	
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Upper Dicker is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. Residential development of this site would be unsuitable as it would form a type of backland development that would not resemble the existing built form of the village, which is predominantly linear along both Coldharbour Road and Camberlot Road. The proposed scale of development would represent a substantial form of development for a village with limited facilities and services. 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.
Summary	The site is located near to the centre of the existing built-up area of Upper Dicker, an unsustainable settlement according to the settlement hierarchy. It does benefit from close proximity to existing services and local facilities within Upper Dicker, albeit these are limited. Whilst the existing pedestrian access into the site is poor, there is pedestrian access to the centre of Upper Dicker, and to bus stops along Coldharbour Road, via the existing footpath along Michelham Priory Road. However bus services are limited in terms of their schedule. The lack of services and facilities within Upper Dicker, despite the sites proximity and pedestrian access, means any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects:** None **Minor positive effects: SO3 Flood Risk and SO14 Housing** The site is within Flood Zone 1 and is not at risk of fluvial, surface water or groundwater flooding. A drainage strategy would need to accompany any development scheme to demonstrate that surface runoff can be adequately mitigated, taking account of climate change impacts. Therefore, surface water flood risk mitigation measures are likely to be possible. The size of the site lends itself to small scale residential development but this will still contribute towards the district's housing need. This will be enhanced through the provision of affordable homes. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO4 Water Resources/Quality; SO6 Waste; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage and SO19 Town & Village Centres** All development will result in an increase in greenhouse and waste production, although the application of Local Plan policies should mitigate any negative impact. Given the scale of the proposed development (41 (net) dwellings). However, mitigation measures and the application of Local Plan policies should provide mitigation.

	Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres and it is unlikely that any development of this site would improve the level of service provision within the village. Whilst impacts on the wider landscape would likely not be significant due to the enclosed nature of the site, development of this site on the scale proposed would form a type of back land development that would not resemble the existing built form of the village, which is predominantly linear development along both Coldharbour Road and Camberlot Road. The scale of the site is also substantial for Upper Dicker given its limited facilities and services and would adversely impact on the rural setting of the settlement. The Grade II listed Upper Dicker Post Office lies adjacent to the site's western boundary and residential development, particularly to the west of the site will likely be detrimental to the setting of the Post Office, without significant mitigation. **No significant effect: SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site is not taken forward for allocation. If development was to be brought forward on this site, it would form a type of backland development that would be out of keeping with the existing built form of the village, which is predominantly linear development along both Coldharbour Road and Camberlot Road. The scale of the site would also be a substantial form of development for an unsustainable village with limited facilities and services.

SHELAA Ref: 603/3300 **SITE:** Land off Michelham Priory Road, Upper Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 603/3300 Name: Land off Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of private, informal recreation land previously used as cricket nets for Bedes School, now relocated within the school grounds. • The site is 1.28ha in size and the applicant is proposing residential development of 14 (net) dwellings. • The site is located in the centre of the existing built-up area of Upper Dicker which is an unsustainable settlement within the settlement hierarchy. • Upper Dicker does have a village shop open 8.30am to 5pm Monday to Friday and 9am to 3pm on Saturday, and this can be reached on foot from the site via fopotpaths along Michelham Priory Road (on the opposite side to the site) and Coldharbout Road. • The site is within 350m of the nearest bus stop, which is located in Upper Dicker on Coldharbour Road, and there is pedestrian access along Michelham Priory Road, however residents would need to cross the road to reach the footpath on the other side to access the bus stop. • The bus service from Upper Dicker is regular and runs Monday to Friday to Hailsham (journey time approx. 12 mins). There are no evening services, however. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not comply with the overall Spatial Strategy for the district as it is located within an unsustainable settlement. • Despite the presence of pedestrian access to public transport, there is still likely to be a reliance on private car use to reach other settlements such as Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this as could improvements to footpaths along Michelham Priory Road. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 603/3300 Name: Land off Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. The site is not within an area of groundwater concern. The site passes the sequential test in terms of flood risk. • The site is classed as greenfield land and the development of the site would introduce impermeable surfaces which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk from surface water flooding. • The site lies outside of any area of groundwater concern and is not at risk of flooding from this source. • The site passes the Sequential Test, and the proposed development is suitable for the site. • Mitigation measures will need to be provided for the site in terms of surface water runoff, as development will introduce impermeable surfaces.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 603/3300 Name: Land off Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial, surface water or groundwater flooding and that policies within the plan will provide for suitable surface water drainage, the impact on this SA Objective is considered to be minor positive.
SO4	WATER RESOURCES & QUALITY					• 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. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 603/3300 Name: Land off Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The sites' location within the centre of Upper Dicker and within an area classed as being 'brighter' by CPREs light pollution mapping, any potential light pollution will be minimal; and mitigation is likely to be possible. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The site is within 350m of the nearest bus stop and there is existing pedestrian access along Michelham Priory Road to Coldharbour Road, providing a sustainable transport option to the private car for potential residents. However, the frequency of the bus service is likely to mean a reliance on private cars remains. • The site may be affected by road noise emanating from Michelham Priory Road however this is likely to be minimal and capable of being mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 603/3300 Name: Land off Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
						• The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution from construction work and traffic but minor positive in the longer term and overall, as the site is within 350m of public transport with existing pedestrian access, helping to reduce air pollution from travel and its size and location means light pollution would be minimal, particularly with the application of other relevant Local Plan policies. • It is acknowledged that the bus service only runs Monday to Friday however and improvements to this may be required.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site boundaries comprise significant hedgerows and trees which provide wildlife corridors and stepping stones to the wider countryside and contribute to the green infrastructure network within the area. • Development of the site would need to seek to retain and enhance the existing hedgerows to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of any development.
SO9	BIODIVERSITY					• The site is not within a Biodiversity Opportunity Area (BOA) nor are there any in close proximity of the site. • There are no designated biodiversity sites within the site or in proximity to the site. • The closest statutory site is Lower Dicker SSSI, which lies 1.5km to the north. The proposed scale of development is unlikely to have a significant impact on the SSSI given this distance. • There are no priority habitats within the site. A block of Priority Habitat Deciduous Woodland lies approx. 80m to the north west of the site however this is on the opposite side of High Barn Road and is associated with St Bedes School. • There are no irreplaceable habitats within the site or in proximity to the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 603/3300 Name: Land off Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
						• The site boundaries comprise significant hedgerows and trees and there is a TPO bordering on the north west corner of the site (HDRC 1971(1)). • Development of the site would need to seek to retain and enhance the existing hedgerows to maintain and enhance the sites biodiversity. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • The impact on this SA Objective is considered to be uncertain at this time as no detailed scheme for the site has been put forward.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the Landscape Sensitivity Assessment 2023. However, it lies within an area identified as having moderate landscape sensitivity to small scale residential development due to the presence of ecologically valued woodlands; historic field patterns with hedgerows and mature trees; rural character; and the role the area plays in providing a rural setting to Upper Dicker. The sensitivity to medium scale residential and commercial / industrial development increases to moderate-high as the low-lying landscape is unlikely to be able to accommodate taller and larger buildings. • In general, the site is very well screened by intervening and boundary vegetation and the rolling nature of the surrounding topography. • Planning permission has been granted, and is under construction, for the development of 6 dwellings on land adjoining the sites northern boundary. This introduces built form to this end of Upper Dicker. • Further landscape assessment would be required of the site as part of any development proposals. • To the lack of detail as to the scheme design at this point, it is considered that the effects on this SA Objective are uncertain.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 603/3300 Name: Land off Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
						• The Plough Inn is a Grade II listed buildings opposite the site however it is felt that the scale of development and its location across and set back from Coldharbour Road would not adversely impact this building. • Therefore it is considered that there would be no signifcnat effect on this SA Objectvie.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is within 350m of the nearest bus stop and there are regular bus services to Hailsham, albeit this is limited to Monday to Friday. The bus stop can be reached on foot via the wide pavement and grass verge on the north-eastern side of Michelham Priory Road which extends up to and beyond the site. However, residents need to cross the road to reach it. • There is no train station in Upper Dicker, the nearest being in Berwick Station approx. 3.2 miles south of the site, although the only reasonable access to the station is via private car. • A PRoW runs adjacent to the southwestern boundary of the site. The development of this site is unlikely to adversely impact on this PRoW. • There is an existing vehicular access on Michelham Priory Road via a field gate, however this would require significant upgrading to serve any development of the site. • In order for pedestrians from this site to safely reach the local schools, bus stops and other village facilities, a new footway would need to be provided along the length of the south-western side of Michelham Priory Road from the site access and around the southern corner to connect to existing footways in Coldharbour Road. • The effect on this SA Objective is considered to be uncertain at this time. Should suitable pedestrian access improvements be provided as part of any development, there could be positive effects on this SA Objective in the longer term.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 603/3300 Name: Land off Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need. • The site promoter is proposing 5 affordable homes and 9 market homes. • Therefore, a minor positive effect is likely on this SA Objective.
SO15	HEALTH & WELLBEING					• The site would require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • The nearest health services are in Hailsham, 2.8 miles to the east. Access is possible via the bus service however this is only Monday to Friday. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • The site is not proposing any health and wellbeing facilities or improvements to the quality of open space provision in Arlington Parish. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the proposed scale of the site, contributions towards health and wellbeing provision may be achievable but the lack of scheme details means the effect is uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors

SUSTAINABILITY OBJECTIVE		Effects				Site No: 603/3300 Name: Land off Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary
SO17	SOCIAL DEPRIVATION					• The site promoter is proposing 5 affordable homes as part of the development of this site and this is likely to address issues of deprivation, disadvantage and poverty to some degree. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The site is proposed for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is centrally located to Upper Dicker however this is an unsustainable settlement. • Upper Dicker has limited services and facilities, and potential future residents are likely to travel to Hailsham and Polegate or shop online. • There is a footpath along Michelham Priory Road connecting to Upper Dicker and bus stops along Coldharbour Road which would provide some limited sustainable transport access to services and facilities further afield. • However, in order for pedestrians from this site to safely reach the local schools, bus stops and other village facilities, a new footway would need to be provided along the length of the south-western side of Michelham Priory Road from the site access and around the southern corner to connect to existing footways in Coldharbour Road. Or a safe pedestrian crossing. • Therefore, the impact on this SA Objective is considered to be minor negative.
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The site is within walking distance of Park Mead primary school and Bedes Independent School, in Upper Dicker, which provides education from nursey to Sixth Form. There is existing pedestrian connectivity to both from the site, but this would require improvements. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 603/3300	Name: Land off Michelham Priory Road, Upper Dicker, BN27 3QH
		S	M	L	Overall	Commentary	
						• Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, but no significant effect over the longer term as there is educational capacity.	

SUMMARY OF RESULTS:	Site No: 603/3300 Name: Land off Michelham Priory Road, Upper Dicker, BN27 3QH																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Upper Dicker is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. 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.
Summary	The site is located relatively central within Upper Dicker, an unsustainable settlement according to the settlement hierarchy. It does benefit from close proximity to existing services and local facilities within Upper Dicker, albeit these are limited. Whilst the existing pedestrian access into the site is poor, there is pedestrian access to the centre of Upper Dicker, and to bus stops along Coldharbour Road, via the existing footpath along Michelham Priory Road. However, bus services are limited in terms of their schedule. The lack of services and facilities within Upper Dicker, despite the site's proximity and pedestrian access, means any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects:** None **Minor positive effects: SO3 Flood Risk; SO7 Pollution; SO14 Housing and SO17 Social Deprivation** The site is within Flood Zone 1 and is not at risk of fluvial or surface water flooding. It is also outside any area of groundwater concern and is therefore not at risk of groundwater flooding. A suitable drainage scheme would be required as part of any development to manage surface water runoff. Therefore, minor positive effects are likely for SO3. The size of the site lends itself to small scale residential development but this will still contribute towards the district's housing need. The site promoter is proposing 5 affordable homes as part of the development of this site and this is likely to address issues of deprivation, disadvantage and poverty to some degree. the site is within 350m of public transport with existing pedestrian access, helping to reduce air pollution from travel and its size and location means light pollution would be minimal, particularly with the application of other relevant Local Plan policies. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres and it is unlikely that any development of this site would improve the level of service provision within the village.

	No significant effect: SO11 Historic & Cultural heritage; SO18 Economy & Employment and SO20 Education & Skills The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site is not taken forward or allocation. The site is isolated and located within Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, via either public transport or private car, to access these. The site lies outside of any proposed development boundary of any settlement; therefore, it does not conform with the overall strategy for development within Wealden, as a whole, as it is isolated from any sustainable settlement.

SHELAA Ref: 692/1310 **SITE:** Land West of the A22, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 692/1310 Name: Land west of the A22, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises several fields and a poultry farm adjacent to the A22, which runs along the eastern boundary of the site. • The site is 9.41ha is size and is proposed for employment development, although no details of the scale have been provided at this time. • 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. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement and is outside the proposed development boundary for Hailsham. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some degree. Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions, however given the scale of potential development here and the total lack of access to sustainable transport, a major negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 692/1310 Name: Land west of the A22, Hailsham
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • The river Cuckmere runs through the centre of the site and therefore Flood Zones 2 and 3a and 3b (functional floodplain) are present. This in effect divides the site into two parcels. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The central part of the site lies within Flood Zone 2, 3a and 3b (functional floodplain) as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. This is a tributary which flows through the centre of the site, effectively cutting it into two parcels, associated with the Cuckmere River. • The Wealden Strategic Flood Risk Assessment includes allowances for climate change impacts on flood zones and this shows a slightly larger Flood Zone 3a than the Environment Agency mapping. • The majority of the site is within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is also affected by surface water flood risk as defined by the Wealden Strategic Flood Risk Assessment. This affects the west of the site and is also associated with the watercourse through the centre. • The site is wholly within an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • Only water compatible uses are permitted within Flood Zone 3b in line with government guidance on flood risk and coastal change. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 692/1310 Name: Land west of the A22, Hailsham
		S	M	L	Overall	Commentary
						• 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 the surface water, both of which could be exacerbated by climate change. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that the site is at risk of flooding from multiple sources, albeit currently restricted to the centre and west of the site, effects are considered to be uncertain as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will significantly increase the demand for water consumption and wastewater treatment. • The section of the river Cuckmere, to which the watercourse running through the site connects, 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 entering the watercourse on site and flowing to the river. Mitigation would be required to prevent this. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 692/1310 Name: Land west of the A22, Hailsham
		S	M	L	Overall	Commentary
						• Given the size of the site and its potential for development, it is considered there would be minor negative effects on this SA Objective as some mitigation measures may be possible to reduce water usage.
SO5	SOIL, LAND & MINERALS					• The site is a greenfield site despite the presence of a poultry farm. • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land however the part of the site used for the poultry farm could have some degree of land contamination which would need investigation. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The scale of this site is likely to lend itself to significant development which could introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 692/1310 Name: Land west of the A22, Hailsham
		S	M	L	Overall	Commentary
						• It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • Due to the lack of access to sustainable transport, development of this site will be car dependent, and therefore likely result in an increase in air pollution, although mitigation such as EV charging or travel plans could mitigate this to some degree. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site and potential development, together with its lack of access to sustainable transport, major negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The mature vegetation on the boundaries and within the site provide wildlife corridors and stepping stones within the site itself and to the wider countryside, including ancient woodland on the northern and southern boundaries of the site. • These features make a significant contribution to the green infrastructure network of the site and the wider area to the north, south and west. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the existing green infrastructure network of the site and wider area, but acknowledging the potential for mitigation, minor negative effects are expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 692/1310 Name: Land west of the A22, Hailsham
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The site is likely to have significant biodiversity value as it is located wholly within the Wilmington Woods and Watershed Biodiversity Opportunity Area (BOA) and contains a small pocket of ancient woodland in its centre. • There are also two blocks of ancient woodland, also designated as Priority Habitat Deciduous Woodland, adjoining the site's southern and western boundaries. There are connections to / from the site and these areas of woodland with trees and hedgerows within the site forming internal field boundaries and wildlife corridors / stepping stones. • There are no designated biodiversity sites within the site or in proximity to the site. • Development would need to provide a suitable buffer to protect the ancient woodland. • Development would need to carefully consider the priorities and objectives of the BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the existing biodiversity of the site and wider area, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate-high landscape sensitivity to development due to the mature vegetation which screens the site and the presence of tree and hedgerow belts within the site that form boundaries between the fields. • Any development of the site must take into consideration and reinforce the existing mature screening on site, to ensure that the impact on the wider landscape is minimised. This includes the retention of existing landscape buffers on the site's boundaries and the retention of the tree and hedgerow belts that separate the fields on site. Additionally, there is a need to retain public access and consider views from the public rights of way, which pass near Knockhatch Adventure Park, and those which pass through the wider

SUSTAINABILITY OBJECTIVE		Effects				Site No: 692/1310 Name: Land west of the A22, Hailsham
		S	M	L	Overall	Commentary
						countryside. Enhanced buffering will also be required to protect the amenity of Bushy Wood Activity Centre to the south and Knockhatch Adventure Park to the southwest. • Developing this site would introduce built form into a largely rural area, despite the proximity of the site to Hailsham. • Due to the lack of a detailed scheme for the site and the likelihood that landscape mitigation could be implemented, the effect on this SA Objective is considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area and there are no listed buildings within the site or in close proximity to the site. • Despite the size of the site and potential scale of development, the lack of heritage and cultural assets within the site or close proximity means no significant impact is expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & 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. This will increase the need to travel by car. • The lack of access to sustainable transport means that development of the site will be car dependent. • There are no details as to any proposed public transport provision or improvements to existing provision at the current time. There is little scape to provide this on the A22. • There is no detail on how pedestrian access to Hailsham could be achieved. • There is no detail on the provision of any cycle infrastructure. The A22 is a fast road and potentially dangerous for cyclists.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 692/1310 Name: Land west of the A22, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • It is considered that there are no reasonable means of achieving access to sustainable travel to / from the site given its location and therefore major negative effects are expected on this SA Objective.
SO14	HOUSING					• The site is being proposed for employment development and so will have no significant effect on this SA Objective. • Notwithstanding this, owing to its isolation, the site is considered unsuitable for residential development.
SO15	HEALTH & WELLBEING					• The site is being proposed for employment development and so will have no significant effect on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The site is being proposed for employment development and so will have no significant effect on this SA Objective.
SO17	SOCIAL DEPRIVATION					• The site is being proposed for employment development and so will have no significant effect on this SA Objective.
SO18	ECONOMY & EMPLOYMENT					• The site is being proposed for employment development and whilst there are no details as to the type of employment provision or scale, the size of the site lends itself to a significant amount of floorspace. • The location of the site close to the A22 and good road links to the wider area provide good access for employment uses. • Therefore, major positive effects are expected on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is detached from Hailsham by the A22 and is therefore isolated from local services, facilities and public transport. There is no pedestrian access to Hailsham and no scope to provide this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 692/1310 Name: Land west of the A22, Hailsham
		S	M	L	Overall	Commentary
						• However, the site is being proposed for employment development and so will have no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• The site is being proposed for employment development and whilst there are no details as to the type of employment provision or scale, the size of the site lends itself to a significant amount of floorspace. • This site could provide opportunities for apprenticeships / vocational training with employers but there are no details as yet. • There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The effect is considered to be uncertain at this time.

SUMMARY OF RESULTS:	Site No: 692/1310 Name: Land west of the A22, Hailsham, BN27 3LZ																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. 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.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. **Major positive effects: SO18 Economy & Employment** the site is proposed for employment provision and despite the lack of details at this time, the size of the site lends itself to a significant amount of employment floorspace. **Minor positive effects: None** **Major negative effects: SO1 Climate Change Mitigation; SO7 Pollution and SO13 Travel & Accessibility** The detached location of the site from Hailsham and the complete lack of any form of sustainable access to the town.. Development will be car dependent, resulting in an increase in emissions from traffic and a likely increase in air pollution. Emissions from any buildings could be mitigated through energy efficiency policies within the Local Plan. And there is no access to public transport, pedestrian links or cycle infrastructure. **Minor negative effects: SO4 Water Resource/Quality; SO6 Waste; SO8 Green and Blue Infrastructure; SO9 Biodiversity and SO10 Landscape & Townscape** There potential for development to result in the pollution of the watercourse running through the site which connects to the Cuckmere River, which is classed as being in a poor ecological state. Mitigation measures should be possible but there are no details on this at present. There are features within the site that provide for biodiversity and connectivity to the wider area, specifically the ancient woodland adjoining the sites northern and southern boundary. Development could have a negative effect although mitigation should be possible through the application of relevant Local Plan policies. Major positive effects are expected on SO18 as the site is proposed for employment provision and despite the lack of details at this time, the size of the site lends itself to a significant amount of employment floorspace.

	No significant effect: SO11 Historic & Cultural Heritage; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place and Town & Village Centres The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site is not taken forward for allocation as it is severed from Hailsham by the A22, meaning it is isolated and detached from services and facilities. There is no access to sustainable transport, including pedestrian links and cycle infrastructure, and the site would create car dependent development. It is considered that the severance and sustainable transport issues cannot be overcome. This is not in conformity with the overall spatial strategy for the district. The site also has significant flood risk from multiple sources dissecting the site and likely has a high level of biodiversity and green infrastructure value that would be adversely affected by development.

SHELAA Ref: 751/1310 **SITE:** Land at Hempstead Lane, A22, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 751/1310 Name: Land at Hempstead Lane, A22, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a small field used for grazing to the north of Hempstead Lane. • The site is 1.21ha is size and is proposed for residential development, although no details of the scale have been provided at this time. • The site is severed 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. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement and is outside the proposed development boundary for Hailsham. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some degree. Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions, however given the scale of potential development here and the total lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 751/1310 Name: Land at Hempstead Lane, A22, Hailsham
		S	M	L	Overall	Commentary
						• The site is within Flood Zone 1 as defined by the Environment Agency and the Wealden SFRA. There is a small area of surface water flood risk in the north of the site and along the southern boundary, however this is unlikely to affect development on site and can be mitigated. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is a small area of surface water flood risk in the north of the site and along the southern boundary, however this is unlikely to affect development on site and can be mitigated. • The northern part of the site is within an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • The proposed development of the site is suitable; however, investigations would be required as part of any development to ascertain if there is any risk from groundwater flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that the site could be at risk of groundwater flooding, the effects on this SA Objective are considered uncertain at this time as further investigations would be required.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 751/1310 Name: Land at Hempstead Lane, A22, Hailsham
		S	M	L	Overall	Commentary
						• The development of this site will increase the demand for water consumption and wastewater treatment. • There are no watercourses within the Site or in close proximity. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site, it is considered there would be minor negative effects on this SA Objective. Impacts could be mitigated through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is a greenfield site. • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development

SUSTAINABILITY OBJECTIVE		Effects				Site No: 751/1310 Name: Land at Hempstead Lane, A22, Hailsham
		S	M	L	Overall	Commentary
SO7	POLLUTION					• Given the size and location of this site and the potential quantum of development that could come forward, some level of light pollution may be introduced. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • Due to the lack of access to sustainable transport, development of this site will be car dependent, and therefore likely result in an increase in air pollution, although mitigation such as EV charging or travel plans could mitigate this to some degree. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site is unlikely to result in a large number of additional cars on the road but combined with its lack of access to sustainable transport, minor negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The hedgerows and trees on the boundaries of the site provide wildlife corridors and stepping stones within the site itself and to the wider countryside, including ancient woodland which lies 80m to the west of the site. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 751/1310 Name: Land at Hempstead Lane, A22, Hailsham
		S	M	L	Overall	Commentary
						• Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries and within the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of any development.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. • The site is not within a Biodiversity Opportunity Area (BOA). • There are no irreplaceable habitats within the site or in close proximity. • A block of Priority Habitat deciduous woodland lies opposite the site on the south side of Hempstead Lane with a further block of deciduous woodland approx. 80m to the west of the site (at the nearest point). • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • The hedgerows and trees located on the boundaries of the site contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies. • No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate sensitivity to development due to its relatively simple landform and the fact it is well contained by woodland and mature field boundaries.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 751/1310 Name: Land at Hempstead Lane, A22, Hailsham
		S	M	L	Overall	Commentary
						• The Assessment also notes that the historic field pattern along the boundaries of the site has been eroded by existing development. • Developing this site would introduce built form into a largely rural area, despite the proximity of the site to Hailsham. • Given the enclosed nature of the site, it is unlikely that development would have a significant impact on the wider landscape, however there are no details of the proposed scheme, and it is likely that mitigation measures could be implemented, including the retention of the boundary vegetation. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a detailed scheme for the site and the likelihood that landscape mitigation could be implemented, the effect on this SA Objective is considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area and there are no listed buildings within the site. • A dwelling, Hempstead Farm, is Grade II listed and is located to the south of the site. The suitability of any development would need to be considered in the context of the setting of this listed building. • Therefore, the effect on this SA Objective is considered to be uncertain at this time.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & 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. This will increase the need to travel by car.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 751/1310 Name: Land at Hempstead Lane, A22, Hailsham
		S	M	L	Overall	Commentary
						• The lack of access to sustainable transport means that development of the site will be car dependent. • There are no details as to any proposed public transport provision or improvements to existing provision at the current time. There is little scope to provide this on the A22. • There is no detail on how pedestrian access to Hailsham could be achieved. • There is no detail on the provision of any cycle infrastructure. The A22 is a fast road and potentially dangerous for cyclists. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • It is considered that there are no reasonable means of achieving access to sustainable travel to / from the site given its location and therefore major negative effects are expected on this SA Objective.
SO14	HOUSING					• The development of this site has the potential to contribute to the district's identified housing need, but the site promoter has not yet identified a quantum of development and therefore, the contribution is not known at this stage. • However, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it likely that it will accommodate more than 10 (net dwellings). • The nearest health services are in Hailsham however these are not accessible to the site other than by car. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 751/1310 Name: Land at Hempstead Lane, A22, Hailsham
		S	M	L	Overall	Commentary
						• The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • Given the size of the site it is unlikely that contributions toward these quality improvements could be achieved. • The site is not proposing any health and wellbeing facilities or improvements to open space provision. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the detachment of the site from Hailsham and the lack of pedestrian or sustainable transport links, the effects are expected to be minor negative on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• There may the potential for some level of affordable housing to be provided on site, however details of any housing scheme are lacking at this time. • Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • Overhead cables diagonally dissect the site from northeast to southwest and any development would need to address this. • It is likely that there will be significant noise from the A22, particularly at front of the site, although mitigation should be possible. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • There may the potential for some level of affordable housing to be provided on site, however details of any housing scheme are lacking at this time. • Development will need to comply with other Local Plan policies, which will address matters of social deprivation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 751/1310 Name: Land at Hempstead Lane, A22, Hailsham
		S	M	L	Overall	Commentary
						• With no details in terms of the layout or design of the site or housing type, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO18	ECONOMY & EMPLOYMENT					• The site is proposed for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective
SO19	TOWN & VILLAGE CENTRES					• The site is detached from Hailsham by the A22 and is therefore isolated from local services, facilities and public transport. There is no pedestrian access to Hailsham and no scope to provide this. • Therefore, minor negative effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The nearest school provision is in Hailsham however this is only accessible by car. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the size of the site.

SUMMARY OF RESULTS:	Site No: 751/1310 Name: Land at Hempstead Lane, A22, Hailsham																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. 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.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. **Major positive effects:** None **Minor positive effects: SO14 Housing** The site would make a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. **Major negative effects: SO13 Travel & Accessibility** Given the detached location of the site from Hailsham and the complete lack of any form of sustainable access to the town but taking into account the size of the site and potential scale of development, minor negative effects are expected on SO1 and SO7. Development will be car dependent, resulting in an increase in emissions from traffic and a likely increase in air pollution. Emissions from any buildings could be mitigated through energy efficiency policies within the Local Plan. The car dependency of the site and lack of access to public transport, pedestrian links or cycle infrastructure, with no scope to provide these. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO8 Green and Blue Infrastructure; SO9 Biodiversity and SO10 Landscape & Townscape** The site is detached from Hailsham and lacks any sustainable transport or accessibility, it would contribute towards the district's housing need. Development will place pressure on water supply and infrastructure, however the site is relatively small and mitigation measures for water efficiency should be achievable. The site is not proposing any health and wellbeing benefits and residents would be detached from health facilities within Hailsham, needing to travel by car to reach any of them. **No significant effect: SO18 Economy & Employment and SO20 Education & Skills**

	The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site is not taken forward for allocation as it is severed from Hailsham by the A22, meaning it is isolated and detached from services and facilities. There is no access to sustainable transport, including pedestrian links and cycle infrastructure, and the site would create car dependent development. It is considered that the severance and sustainable transport issues cannot be overcome. This is not in conformity with the overall spatial strategy for the district.

SHELAA Ref: 805/1310 **SITE:** Land Northwest of Hempstead Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 805/1310 Name: Land northwest of Hempstead Lane, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural farmland. • The site is 56.6ha in size and is proposed as an urban extension to Hailsham with mixed use – residential (2,000-3,000 net dwellings, retail, office and light industrial space, recreational and open space). • The site is severed from Hailsham by the A22, which forms a proportion of its frontage, with the majority of the site situated to the west of Hempstead Lane and the tributaries of the river Cuckmere. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement and is outside the proposed development boundary for Hailsham. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Given the mixed-use nature of the proposed development, car use may be reduced and therefore emissions from vehicles as residents will be able to access services and facilities within the development. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 805/1310 Name: Land northwest of Hempstead Lane, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						• The river Cuckmere forms the western and southern boundary of the site, and these areas are within Flood Zone 2 and 3a and 3b as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • However, the majority of the site is within Flood Zone 1. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The river Cuckmere forms the western and southern boundary of the site, and these areas are within Flood Zone 2 and 3a and 3b (functional floodplain) as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The Wealden Strategic Flood Risk Assessment includes allowances for climate change impacts on flood zones and this shows a slightly larger Flood Zone 3a and 3b along parts of the western and southern boundaries than the Environment Agency mapping. • The majority of the site is within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is also affected by surface water flood risk as defined by the Wealden Strategic Flood Risk Assessment. These areas are focused along the western and southern boundaries with smaller areas dotted within the site. It is likely given the size of the proposed development that suitable mitigation for surface water flood risk could be mitigated. • Large parts of the north, west and south of the site are within an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • Only water compatible uses are permitted within Flood Zone 3b in line with government guidance on flood risk and coastal change. • Less vulnerable uses, which includes the proposed employment uses on the site, are permitted within Flood Zone 2 and 3a in line with government guidance on flood risk and coastal change.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 805/1310 Name: Land northwest of Hempstead Lane, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						• The proposed development of the site is therefore suitable, however a sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding. • Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a and 3b. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that the site is at risk of flooding from multiple sources, effects are considered to be uncertain as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment. • 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. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site, it is considered there would be major negative effects on this SA Objective, particularly in regard to water supply and wastewater treatment. Early discussions would be required with the water providers if development came forward to ensure there is sufficient capacity of both to serve this scale of development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 805/1310 Name: Land northwest of Hempstead Lane, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						• Water efficiency measures could assist in reducing some of the negative effects through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is a greenfield site. • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the scale of development is likely to result in the significant disturbance of soil which could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	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. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

SUSTAINABILITY OBJECTIVE		Effects				Site No: 805/1310 Name: Land northwest of Hempstead Lane, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • Given the scale of development proposed, there is likely to be a significant increase in traffic and congestion on the road network, although this may be mitigated to some degree through the provision of services and facilities on the site for residents to access. • Transport surveys and modelling will be required to ascertain the impact on the road network and identify mitigation measures. • There could be noise pollution from traffic on the A22 in the north of the site which would require mitigation. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site it is likely to result in a significant number of additional cars on the road despite the provision of services and facilities on site as part of the proposals. Therefore, major negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies.
SO8	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. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries and within the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 805/1310 Name: Land northwest of Hempstead Lane, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						• Two small blocks of ancient woodland, also classed as Priority Habitat Deciduous Woodland, are located within the northern part of the site, which also contribute to the green infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of any development but there is the potential for both negative and positive effects.
SO9	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. • 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. • The hedgerows, trees and woodland located on the boundaries of the site and within it, contribute to the biodiversity of the site and provide connectivity to the wider area • The site is likely to have some degree of biodiversity value and this may be significant in parts. This would need to be investigated as part of development and appropriate mitigation provided. • Suitable and appropriate buffers to the two pockets of ancient woodland/Priority Habitat Deciduous woodland would be required. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Development of the site would need to seek to retain and enhance the existing hedgerows, trees and woodland within the step and on the boundaries, as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 805/1310 Name: Land northwest of Hempstead Lane, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						• No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time.
SO10	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. • The Assessment also notes that rural character and tranquillity increase in the west of the site away from the A22, although the influence of traffic movement and noise from the A22 reduces tranquillity and the sites sensitivity in the east. • 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 significant 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. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a detailed scheme for the site, but accounting for the scale of development proposed and the largely rural character and tranquillity of the area, the effect on this SA Objective is considered to be major negative, although it is acknowledged that significant landscape mitigation could negate some negative effects.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area and there are no listed buildings within the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 805/1310 Name: Land northwest of Hempstead Lane, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						• 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. • Therefore, the effect on this SA Objective is considered to be uncertain at this time.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & 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 form the A22. • There is no detail on how pedestrian access to Hailsham could be achieved. 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. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • It is considered that the scale of development is likely to provide new, or improve existing, sustainable transport modes however no details for this have been submitted at

SUSTAINABILITY OBJECTIVE		Effects				Site No: 805/1310 Name: Land northwest of Hempstead Lane, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						present. As it stands the site does not have any access to sustainable transport or active travel modes (walking and cycling). Therefore, the effects on this SA Objective are considered to be uncertain at this time.
SO14	HOUSING					• The proposed development of this site for residential has the potential to significantly contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • However, the development itself could be sustainable given the proposed uses on the site. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. But it is likely that given the scale, a significant amount of these types of homes could be secured. • Therefore, a major positive effect is expected on this SA Objective.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings). • The nearest health services are in Hailsham however these are not accessible to the site other than by car at present. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • Given the size of the site it is likely that contributions toward these quality improvements could be achieved. • The site is not proposing any health and wellbeing facilities however it is proposing on-site open and recreational space which will help to improve people's health and wellbeing.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 805/1310 Name: Land northwest of Hempstead Lane, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • The lack of specific details for the development of the site means that the effects on this SA Objective are considered to be uncertain at this time, but there is the potential for positive effects.
SO16	QUALITY OF LIFE & PLACE					• The proposed development would in effect create a new settlement which could have a strong neighbourhood centre and offer safe, attractive and inclusive places for people. • Given the scale of development, a significant amount of affordable housing could also be provided. • Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • It is likely that there will be significant noise from the A22 in the north of the site, although mitigation should be possible. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of development in accordance with relevant policies within the Local Plan. • The proposed development would in effect create a new settlement which could have a strong neighbourhood centre and offer safe, attractive and inclusive places for people. • Given the scale of development, a significant amount of affordable housing could be provided although details of any housing are lacking at present. • Development will need to comply with other Local Plan policies, which will address matters of social deprivation. • With no details in terms of the layout or design of the site or housing type, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO18	ECONOMY & EMPLOYMENT					• The site is proposed for a mixed-use including employment, although no specifics as to the level of employment floorspace are available at this time.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 805/1310 Name: Land northwest of Hempstead Lane, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						• Given the size of the site however, significant employment provision is likely and therefore a major positive effect is expected on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is detached from Hailsham by the A22 and is therefore isolated from local services, facilities and public transport. There is no pedestrian access to Hailsham. • However, the proposed development would create a standalone village/town centre for residents of the site to access. • There is a lack of details as to the proposed development at this time however and so the effects on this SA Objective are considered to be uncertain, although it is likely that significant positive effects could be achieved.
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The nearest school provision is in Hailsham however the site has no existing connectivity to Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The proposed development is not providing any educational provision and so residents would rely on accessing Hailsham for this. Further investigations as to educational capacity would be required. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term it is considered the impact is uncertain given the scale of the development and the lack of detail at present.

SUMMARY OF RESULTS:	Site No: 805/1310 Name: Land NORTH WEST OF Hempstead Lane, Hailsham, BN27 3PY																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. 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.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. Given that the site is severed from Hailsham and its services and facilities by the A22, has no existing vehicular or pedestrian access and no sustainable transport links, minor negative effects are expected on SO1 as this will result in a degree of car dependency and therefore an increase in emissions from traffic, although it is acknowledged that the proposed development has the potential to address these issues, however scheme details are lacking. Given the size of the site and the proposed scale of development, major negative effects are expected on SO4 in terms of water supply and wastewater treatment provision and SO7 in terms of water pollution. Discussions with the utility providers would be required to ensure the development could be accommodated. As the Cuckmere River forms the western and southern boundaries of the site, there is the potential for pollution of the river from development i.e. surface water runoff and the river is currently in poor ecological status and failing chemical status. Mitigation measures could be implemented but again details are lacking. Major negative effects are expected on SO10 as developing this site would introduce significant built form into a largely rural area, despite the proximity of the site to Hailsham. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Major positive effects are expected on SO14 given the size of the site and the scale of residential development proposed. This would make a significant contribution to the districts housing need. The site would also provide employment floorspace and therefore a major positive effect is expected on SO18, although the details as to the level of employment floorspace are lacking at this time.
Selected / Rejected for allocation	The site is not taken forward for allocation as large-scale development would be unsuitable in this semi-rural location and would be out of character with the surrounding area. 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 The site is not in conformity with the overall spatial strategy for the district as it is not located within a sustainable settlement and has no sustainable travel access to Hailsham. Whilst the scale of proposed development put forward could address some issues, it is felt that at this time there is insufficient detail to confidently state that access issues and the severance of the site from Hailsham can be suitably mitigated, particularly the provision of pedestrian access across the A22 to the town. It is considered that the major positive effects for housing and employment do not outweigh the major negative effects and that there are other sites more suitable to meet the Council's housing needs in line with the spatial strategy. However, if the Local Plan proposes large-scale development of this area with associated infrastructure, services and facilities, then the site may be suitable for development.

SHELAA Ref: 806/1310 **SITE:** Land at Starnash Farm, Coldharbour Road, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 806/1310 Name: Land at Starnash Farm, Coldharbour Road, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• This is a large site comprising of agricultural farmland, associated farm buildings, commercial caravan storage and a dwelling situated to the west of Hailsham and to the north east of Upper Dicker (Coldharbour Road). The site is mainly in agricultural use. • The site is 66.13ha in size and is proposed as an urban extension to Hailsham with mixed use – residential (2,000-3,000 net dwellings, retail, office and light industrial space, recreational and open space). • The site is isolated and detached from any identified settlement or local facilities and amenities. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement and is outside any proposed development boundary. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Given the mixed-use nature of the proposed development, car use may be reduced and therefore emissions from vehicles, as residents will be able to access services and facilities within the development. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual minor negative impact is likely to remain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 806/1310 Name: Land at Starnash Farm, Coldharbour Road, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce large areas of impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • The river Cuckmere forms the eastern and southern boundary of the site, and these areas are within Flood Zone 2 and 3a and 3b as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. The Flood Zones extend into large areas of the eastern and southern parts of the district. • However, the majority of the site is within Flood Zone 1. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The river Cuckmere forms the eastern and southern boundary of the site, and these areas are within Flood Zone 2 and 3a and 3b (functional floodplain) as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The Wealden Strategic Flood Risk Assessment includes allowances for climate change impacts on flood zones and this shows a slightly larger Flood Zone 2 along the eastern and southern boundaries, extending into the site here, than the Environment Agency mapping. • The majority of the site is within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is also affected by surface water flood risk as defined by the Wealden Strategic Flood Risk Assessment. These areas are focused within the east and south of the site and extend along the boundaries here also. There are also smaller areas of surface water flood risk within the north and middle of the site. It is likely given the size of the proposed development that suitable mitigation for surface water flood risk could be implemented. • The majority of the site, except for a small part in the west, is within an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 806/1310 Name: Land at Starnash Farm, Coldharbour Road, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						• Only water compatible uses are permitted within Flood Zone 3b in line with government guidance on flood risk and coastal change. • Less vulnerable uses, which includes the proposed employment uses on the site, are permitted within Flood Zone 2 and 3a in line with government guidance on flood risk and coastal change. • The development proposed on the site is therefore suitable, however a sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding. • Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a and 3b. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment. • The river Cuckmere forms the eastern 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. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 806/1310 Name: Land at Starnash Farm, Coldharbour Road, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						• Given the size of the site, it is considered there would be major negative effects on this SA Objective, particularly in regard to water supply and wastewater treatment. Early discussions would be required with the water providers if development came forward to ensure there is sufficient capacity of both to serve this scale of development. • Water efficiency measures could assist in reducing some of the negative effects through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is a greenfield site in agricultural use but is not classified under the Agricultural Land Classification. • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the scale of development is likely to result in the significant disturbance of soil which could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • The development proposed equates to a housing density of 30-45 dwellings per ha, which is in line with the Council's approach. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is located within a 'darker' area as classified by CPREs light pollution mapping. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 806/1310 Name: Land at Starnash Farm, Coldharbour Road, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						• There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • Given the scale of development proposed, there is likely to be a significant increase in traffic and congestion on the road network, although this may be mitigated to some degree through the provision of services and facilities on the site for residents to access. • Transport surveys and modelling will be required to ascertain the impact on the road network and identify mitigation measures. • There could be noise pollution from traffic on Coldharbour Road where it forms part of the western site boundary, which would require mitigation. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site it is likely to result in a significant number of additional cars on the road despite the proposed provision of services and facilities on site as part of the development. Therefore, major negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies.
SO8	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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 806/1310 Name: Land at Starnash Farm, Coldharbour Road, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						• Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries and within the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of any development but there is the potential for both negative and positive effects.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. • The eastern 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. • The hedgerows and trees located on the boundaries of the site and within it, contribute to the biodiversity of the site and provide connectivity to the wider area. • The site is likely to have some degree of biodiversity value, and this may be significant in parts i.e. those parts within the BOA. This would need to be investigated as part of development and appropriate mitigation provided. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees within the site and on the boundaries, as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies. • No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time, but there is the potential for both negative and positive effects.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 806/1310 Name: Land at Starnash Farm, Coldharbour Road, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
SO10	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 away from Coldharbour Road. • The Assessment also notes that rural character and tranquillity increase in the east and south away from the road, although the influence of traffic movement and noise from Coldharbour Road reduces tranquillity and the sites sensitivity in the west. • Developing this site would introduce significant built form into a largely rural area. • 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 mature woodland, particularly to the south of the site. However, there are long distance views into the site from high points in the South Downs National Park. • Given the scale of development proposed, it is likely that development would have a significant impact on the wider landscape and be highly visible to/from the South Downs National Park, however there are no details of the proposed scheme, and landscape mitigation measures could be implemented, including the retention of the boundary vegetation. However, it is considered this would not substantially reduce the negative effects on the landscape. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a detailed scheme for the site, but accounting for the scale of development proposed and the largely rural character and tranquillity of the area, the effect on this SA Objective is considered to be major negative, although it is acknowledged that significant landscape mitigation could negate some negative effects.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area. • To the south west of the site lies Michelham Priory, a Scheduled Ancient Monument and Grade I listed building. The Grade II listed Starnash Farm Cottage lies within the western part of the site. The suitability of any development would need to be considered in the context of the setting of this listed building and of Michelham Priory to the south west.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 806/1310 Name: Land at Starnash Farm, Coldharbour Road, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						• Therefore, the effect on this SA Objective is considered to be minor negative as there could be an adverse impact on Starnash Farm Cottage from this scale of development, however mitigation would need to be considered.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is isolated and detached from any identified settlement or local facilities and amenities. • There is an existing vehicular access from Coldharbour Road serving Starnash Farm Cottage, however this is a single rural track and does not extend beyond the farmhouse. Access would require significant upgrading to serve any development of this site. • There is no pavement along the part of Coldharbour Road which adjoins part of the sites western boundary and no access for cycle use. There could be potential for a pavement along one side of Coldharbour Road and there are grass verges alongside the road. • There is no access to any form of sustainable transport at present to allow future residents to access higher order settlements i.e. Hailsham. • The nearest bus stop is on Coldharbour Road in Upper Dicker, however there is no pedestrian access, with any potential future access only being reasonable from the very front of the site (fronting Coldharbour Road). • The nearest train station is in Polegate 5 miles south of the site, although the only reasonable opportunity to access the station is via a private motor vehicle. • The proposed development is for mixed use and so depending on the nature of the services and amenities provided, residents could have access on site for their day to day needs. • In isolation, it is considered that there are no realistic means of achieving sustainable travel for the site. There are no details as to any proposed public transport provision or improvements to existing provision at the current time. •

SUSTAINABILITY OBJECTIVE		Effects				Site No: 806/1310 Name: Land at Starnash Farm, Coldharbour Road, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • Whilst the scale of development proposed could provide new, or improve existing, sustainable transport modes, the location of the site (with only a small part of the west of the site having existing access to Coldharbour Road), makes this unlikely. Access improvements would likely have to involve the use of third-party land to the east (Site 805/1310). • No details for sustainable travel have been submitted at present. As it stands the site does not have any access, or potential for access, to sustainable transport or active travel modes (walking and cycling). Therefore, the effects on this SA Objective are considered to be minor negative at this time.
SO14	HOUSING					• The proposed development of this site for residential has the potential to significantly contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. But it is likely that given the scale, a significant amount of these types of homes could be secured. • Therefore, a major positive effect is expected on this SA Objective.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings). • The nearest health services are in Hailsham however these are not accessible to the site. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility

SUSTAINABILITY OBJECTIVE		Effects				Site No: 806/1310 Name: Land at Starnash Farm, Coldharbour Road, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • Given the size of the site it is likely that contributions toward these quality improvements could be achieved. • The site is not proposing any health and wellbeing facilities however it is proposing on-site open and recreational space which will help to improve people's health and wellbeing. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • The lack of specific details for the development of the site means that the effects on this SA Objective are considered to be uncertain at this time, but there is the potential for positive effects.
SO16	QUALITY OF LIFE & PLACE					• Given the size of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well, which will contribute to quality-of-life improvements. • Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of development in accordance with relevant policies within the Local Plan. • However, given the size of the site it is likely that significant affordable homes could be secured. • The effect on this SA Objective is likely to be major positive
SO18	ECONOMY & EMPLOYMENT					• The site is proposed for a mixed-use including employment, although no specifics as to the level of employment floorspace are available at this time. • Given the size of the site however, significant employment provision is likely, although access to the site needs to be established.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 806/1310 Name: Land at Starnash Farm, Coldharbour Road, Hailsham, BN27 3PY
		S	M	L	Overall	Commentary
						• Therefore, a minor positive effect is expected on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from any identified settlement or local facilities and amenities. • The site is not accessible to pedestrians currently and there is no footpath along Coldharbour Road connecting the site to bus stops which would provide some limited sustainable transport access to services and facilities further afield. • There is a lack of details as to how the site would be made accessible to a village or town centre at this time, therefore, the impact on this SA Objective is considered to be minor negative.
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The nearest school provision is in Upper Dicker and Hailsham however the site has no existing connectivity to either. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The proposed development is not providing any educational provision and so residents would rely on accessing Upper Dicker and Hailsham for this. Further investigations as to educational capacity would be required. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term it is considered the impact is uncertain given the scale of the development and the lack of detail at present.

SUMMARY OF RESULTS:	Site No: 806/1310 Name: Land at Starnash Farm, Coldharbour Road, Hailsham, BN27 3PY																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	The site does not conform with the overall spatial strategy for the district as it is isolated and detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. 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.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Hailsham. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. Given that the site is isolated and detached from any identified settlement or local facilities and amenities, has no suitable vehicular or existing pedestrian access and no access to sustainable transport links, minor negative effects are expected on SO1 as this will result in a degree of car dependency and therefore an increase in emissions from traffic, although it is acknowledged that the proposed development has the potential to address these issues, however scheme details are lacking. Given the size of the site and the proposed scale of development, major negative effects are expected on SO4 in terms of water supply and wastewater treatment provision and SO7 in terms of water pollution. Discussions with the utility providers would be required to ensure the development could be accommodated. As the Cuckmere River forms the eastern and southern boundaries of the site, there is the potential for pollution of the river from development i.e. surface water runoff and the river is currently in poor ecological status and failing chemical status. Mitigation measures could be implemented but again details are lacking. Major negative effects are expected on SO10 as developing this site would introduce significant built form into a largely rural area and would be out of character with the surrounding area. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Minor negative effects are expected on SO11 as there is a Grade II listed building within the western part of the site and development of the scale proposed could adversely affect the building and its setting. Careful consideration would be required as part of any scheme design. Whilst there is an existing vehicular access to the site from Coldharbour Road, this would require significant upgrading to serve any development of the site. There is no access to any form of sustainable transport at present to allow future residents to access higher order settlements i.e. Hailsham and there is no pedestrian access to the site. Whilst the scale of development proposed could provide new, or improve existing, sustainable transport modes, the location of the site (with only a small part of

	the west of the site having existing access to Coldharbour Road), makes this unlikely. Access improvements would likely have to involve the use of third-party land to the east (Site 805/1310). Therefore, minor negative effects are expected on SO13. Minor negative effects are expected on SO19 as the site is not accessible to pedestrians currently and there is no footpath along Coldharbour Road connecting the site to bus stops which would provide some limited sustainable transport access to services and facilities further afield. There is a lack of details as to how the site would be made accessible to a village or town centre at this time. Major positive effects are expected on SO14 and SO17 given the size of the site and the scale of residential development proposed. This would make a significant contribution to the districts housing need including affordable housing to assist in addressing social exclusion and deprivation. The site would also provide employment floorspace and therefore a major positive effect is expected on SO18, although the details as to the level of employment floorspace are lacking at this time.
Selected / Rejected for allocation	The site is not taken forward for allocation as large-scale development would be unsuitable in this semi-rural location and would be out of character with the surrounding area. Developing this site would introduce significant built form into a largely rural area. 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 mature woodland, particularly to the south of the site. However, there are long distance views into the site from high points in the South Downs National Park. Given the size and location of the site, it is likely that development would have a significant impact on the wider landscape and be highly visible to/from the South Downs National Park The site is not in conformity with the overall spatial strategy for the district as it is not located within a sustainable settlement and has no sustainable travel access to Hailsham. Whilst the scale of proposed development put forward could address some issues, it is felt that at this time there is insufficient detail to confidently state that access issues and the isolated nature of the site can be suitably mitigated. It is considered that the major and minor positive effects for housing and employment respectively do not outweigh the major negative effects and that there are other sites more suitable to meet the Council's housing needs in line with the spatial strategy. However, if the Local Plan proposes large-scale development of this area with associated infrastructure, services and facilities, then the site may be suitable for development.

SHELAA Ref: 825/1310 **SITE:** Land to the North West of Hempstead Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 825/1310 Name: Land to the north west of Hempstead Lane, Hailsham, BN27 3AE
		S	M	L	Overall	Commentary

SO1	CLIMATE CHANGE MITIGATION					• The site is mainly in agricultural use.
						• The site is 148.24ha in size and is proposed as a new neighbourhood to the west of the A22 and Hailsham.
						• The proposal is for up to 2,500 net dwellings, wetland habitat, new and enhanced walking and cycling infrastructure, new community infrastructure and education infrastructure.
						• The site is isolated and detached from any identified settlement or local facilities and amenities and therefore does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement and is outside any proposed development boundary.
						• Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy.
						• The scheme proposed is seeking to apply circular economy principles, through the sustainable management of natural resources to meet long-term needs by prioritising the reuse of materials to reduce embodied carbon and materials demand and facilitating the use of sustainable and local materials in construction by engaging with local supply chains.
						• The scheme is also proposing a range of measures to deliver net zero development including:
						  ○ use of innovative, renewable and sustainable energy solutions for community facilities, education and commercial spaces
						  ○ exploring opportunities for a viable local energy network with proposed employment hub and sports campus at Knights Farm
						  ○ managing energy supply and demand to optimise net zero carbon across the whole energy system.
						  ○ meeting or exceeding local planning policy targets for building or community rating system compliance.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 825/1310 Name: Land to the north west of Hempstead Lane, Hailsham, BN27 3AE
		S	M	L	Overall	Commentary
						• Given the mixed-use nature of the proposed development, car use may be reduced and therefore emissions from vehicles, as residents will be able to access services and facilities within the development. • The proposals to provide new and enhanced walking, cycling and public transport connections for residents across and along the A22 to Hailsham town centre, Polegate Station and Eastbourne could also reduce car use and emissions however this is quite some distance and it is unclear how effective this would be. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions. However, the mitigation measures identified by the proposed scheme will minimise impacts as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce large areas of impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating • The river Cuckmere and its associated flood zones (2, 3a and 3b functional floodplain) bisects the site and the flood zones extend into large parts of the centre of the site. • The river and flood zpones effectively cut the site in two. • However, the majority of the site is within Flood Zone 1. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified (currently they are not) and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 825/1310 Name: Land to the north west of Hempstead Lane, Hailsham, BN27 3AE
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SO3	FLOOD RISK					• The river Cuckmere bisects the site and large areas through the cetnre of the site are within Flood Zone 2 and 3a and 3b (functional floodplain) as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The Wealden Strategic Flood Risk Assessment includes allowances for climate change impacts on flood zones and this shows a slightly larger Flood Zone 2 than the Environment Agency mapping. • The majority of the site is within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is also affected by surface water flood risk as defined by the Wealden Strategic Flood Risk Assessment. These areas are focused through the centre and south of the site, with smaller areas to the north and west primarily. • It is likely given the size of the proposed development that suitable mitigation for surface water flood risk could be implemented and the current proposals are looking to provide a new public wetland park that mitigates flood risk within the site. • The majority of the site, except for small parts in the north west corner and south east, is within an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • A sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding. • The existing proposals seek to create the wetland park within the floodplain of the river Cuckmere and provide extensive SuDS within the site to manage flood risk. • Housing development is directed to the areas of the district within Flood Zone 1. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the measures set out in the scheme for the site, it is considered there will be a minor positive effect on this SA Objectvie.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment. • The river Cuckmere flowing through the site is classified by the Environment Agency as being in poor ecological status and failing in its chemical status. Development of the site

SUSTAINABILITY OBJECTIVE		Effects				Site No: 825/1310 Name: Land to the north west of Hempstead Lane, Hailsham, BN27 3AE
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						could exacerbate the rivers poor status through potential pollution, directly and indirectly through surface runoff and discharge. • The proposed development seeks to provide measures to improve the water quality of the river Cuckmere through provision of wetland and reed beds, creation of new habitat, backwater and fish refuge and the re-introduction of natural meanders that were removed to support intensive agricultural activity. • The site is not within a groundwater source protection zone. • The scheme is proposing that all residential developments will be designed and constructed to achieve water efficiency of less than 90 litres/p/day • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • It is expected that should the measures put forward in the proposed scheme come forward, minor positive effects will be likely on this SA Objective as there will still be pressure on water resources.
SO5	SOIL, LAND & MINERALS					• The site is a greenfield site in agricultural use but is not classified under the Agricultural Land Classification. • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the scale of development is likely to result in the significant disturbance of soil which could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • The proposed sxcheme looks to enahcne biodiversity and landscape features of the site which may help safeguard soil health however this is far from certain and there will be soil excavation as part of development. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 825/1310 Name: Land to the north west of Hempstead Lane, Hailsham, BN27 3AE
		S	M	L	Overall	Commentary
						• Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • The proposed scheme states it will employ circular economy principles, through the sustainable management of natural resources to meet long-term needs by promoting waste reduction and recycling in the operation and management of the new community and throughout its life cycle, by providing convenient composting and recycling facilities. • Policies within the Local Plan will also address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time as much will depend on the implementation of the current or any other scheme of development.
SO7	POLLUTION					• The site is located within a 'darker' area as classified by CPREs light pollution mapping. • 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. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well • Given the scale of development proposed, there is likely to be a significant increase in traffic and congestion on the road network, although the mitigation measures proposed such as enhancements to walking and cycling infrastructure, may reduce this. • However, significant concerns remain over highways capacity and wider issues such as pedestrian access across the A22. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 825/1310 Name: Land to the north west of Hempstead Lane, Hailsham, BN27 3AE
		S	M	L	Overall	Commentary
						• Given the size of the site it is likely to result in a significant number of additional cars on the road despite the proposed mitigation measures and provision of on site facilities. • Therefore, major negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies
SO8	GREEN & BLUE INFRASTRUCTURE					• The internal field boundaries are typically formed by mature hedgerows and watercourses and there are a number of field ponds within the area and remnant oxbow features and these provide wildlife corridors and stepping stones within the site and to the wider countryside whilst also contributing to the green infrastructure network. • Development of the site would need to seek to retain and enhance the existing hedgerows and watercourses within the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • The proposed scheme is seeking to deliver attractive and publicly accessible green space on more than 45% of the site together with retaining and enhancing trees and hedgerows within the site. This will contribute to the green infrastructure network. • Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term major positive effects are expected as the green measures become established.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. • The River Cuckmere Habitat Link Biodiversity Opportunity Area (BOA) runs through the centre of the site and along the southern boundary, following the flow path and floodplain of the river Cuckmere. • There are two small pockets of ancient woodland (also classed as Priority Habitat Deciduous woodland) within the east of the site. • The hedgerows and watercourses/field ponds and ancient woodland within the site construbute to its biodiversity togerth with the BOA.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 825/1310 Name: Land to the north west of Hempstead Lane, Hailsham, BN27 3AE
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						• The site is likely to have some degree of biodiversity value, and this may be significant in parts i.e. those parts within the BOA. This would need to be investigated as part of development and appropriate mitigation provided. • However, the agricuyltural land is not classified as being ecologically rich. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • The scheme proposed is seeking to provide significant biodiversity protections, creation and enhancement through retaining and enhancing trees and hedgerows within the site, enhancing existing habitats and creating new ones on the currently low ecological value agricultural land and the provision of a new wetland park. • The scheme is proposing to exceed the 20% BNG, protect existing woodland with the provision of new buffer planting zones and ensuring no net loss of trees but where existing trees do have to be removed, replacing these three-fold. • Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term major positive effects are expected as the green measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate to high sensitivity to development due to its location along the tranquil River Cuckmere valley that has a rural character (particularly away from the A22). • The Assessment also notes that the south of the site is more sensitive due to the presence of medium scale assarts with mature internal hedgerows, small pockets of ancient woodland and the Wealdway long distance path. • Developing this site will introduce significant built form into a largely rural area. • 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 mature woodland, particularly to the south of the site. However, there are long distance views into the site from high points in the South Downs National Park. • Given the scale of development proposed, it is likely that development would have a significant impact on the wider landscape and be highly visible to/from the South Downs National Park. • The proposed development includes an extsnive landscaping scheme to address the issues including looking at opportunities to retain a minimum of 80% of existing

SUSTAINABILITY OBJECTIVE		Effects				Site No: 825/1310 Name: Land to the north west of Hempstead Lane, Hailsham, BN27 3AE
		S	M	L	Overall	Commentary
						hedgerows and to reinstate historic hedgerows, restricting development density and intensity from more visible locations on the higher topography, creatinbg a feathered development edge along the river plain to maintain an open natural character, conisdering locations to introduce pockets of planting to create filtered views of the future development minimising the the use of light and reflective building materials and retaining woodland areas and establishing substantial new areas of native planting. • Despite these measures, the scale of the development is still likely to be visible in views to / from the National Park and therefore a minor negative effect is expected on this SA objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area. • To the south west of the site lies Michelham Priory, a Scheduled Ancient Monument and Grade I listed building. The Grade II listed Starnash Farm Cottage lies within the western part of the site. The suitability of any development would need to be considered in the context of the setting of this listed building and of Michelham Priory to the south west. • 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 as well. • The proposed development puts forward suitable mitigation to address these issues and therefore it is considered there will be no significant effect on the SA Objectvie.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain as the scheme doesn't put forward any measures.
SO13	SUSTAINABLE TRAVEL & 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 825/1310 Name: Land to the north west of Hempstead Lane, Hailsham, BN27 3AE
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						• The scheme proposed seeks to maximise opportunities to link and connect to existing settlements as well as existing and future employment hubs in the area at Diplocks Way and Knights Farm. • It proposes creating a 20-minute neighbourhood which is walkable and compact where people are able to access services and facilities needed for daily life within a 10 minute round trip from home. • The scheme also proposes three new bridges that will cross the Cuckmere River and link the western and eastern parts of the site, providing vehicular, pedestrian and cycle connectivity. • In addition, the scheme proposes a new vehicular access junction along the A22 approximately halfway between Boship roundabout and the Hempstead Lane junction which will serve the site and will have designated bus lane connections. • Given the measures put forward by the proposal, if implemented, major positive effects are expected on this SA Objective.
SO14	HOUSING					• The proposed development for this site for residential has will significantly contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • The scale of this new neighbourhood supports the provision of affordable homes to help the Council in responding to local demand. The scheme also seeks to provide homes for first time buyers, older persons and accessible housing as well as self build and custom build. • Details as to the levels of this provision are lacking though. • However, a major positive effect is expected on this SA Objective
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings). • The nearest health services are in Hailsham however these are not accessible to the site at present. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 825/1310 Name: Land to the north west of Hempstead Lane, Hailsham, BN27 3AE
		S	M	L	Overall	Commentary
						• The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • The proposed scheme states it that the Neighbourhood Heart could include new health and recreation facilities but doesn't give the details. It does state that Additional healthcare provision including GP capacity will be created locally and that improved public transport services will provide convenient access to Eastbourne Hospital. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • The effects are expected to be minor positive.
SO16	QUALITY OF LIFE & PLACE					• Given the size of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well, which will contribute to quality-of-life improvements. • The proposed scheme looks to create safe, attractive and socially integrated spaces within the development to improve quality of life. • Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • The effects are expected to be minor positive.
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of development in accordance with relevant policies within the Local Plan. • The proposed scheme seeks to deliver a wider range of housing types, community spaces and infrastructure to assist in reducing social deprivation. • The effects are expected to be minor positive
SO18	ECONOMY & EMPLOYMENT					• The site is proposed primarily for housing development. • The scheme does seek to maximise opportunities to link and connect to existing settlements as well as existing and future employment hubs in the area at Diplocks Way and Knights Farm, whilst at the same time fostering the creation of employment within the site to complement the existing employment offer, by creating opportunities for start-

SUSTAINABILITY OBJECTIVE		Effects				Site No: 825/1310 Name: Land to the north west of Hempstead Lane, Hailsham, BN27 3AE
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						ups and maker spaces that are located within the Neighbourhood Heart. This could provide access to employment for future residents. • There are no details as to the type of employment provision within the site. • However, a minor positive effect is expected on this SA Objective
SO19	TOWN & VILLAGE CENTRES					• The site is currently isolated and detached from any identified settlement or local facilities and amenities. • However, the proposed scheme seeks to create a new community and neighbourhood with sustainable connections to the wider area and other settlements i.e. Hailsham and Polegate. • Therefore, a minor positive effect is expected on this SA Objective
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The scheme proposes making a strong commitment to supporting local skills and training to include developing skills and local employment training programmes during development and occupation, working with the higher education sector to understand their needs and pitch to potential occupants and a hospitality hub as part of the mixed use gateway concept. • Therefore, a minor positive effect is expected on this SA Objective.

SUMMARY OF RESULTS:	Site No: 825/1310 Name: Land to the north west of Hempstead Lane, Hailsham, BN27 3AE																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure

Cumulative Effects	The site does not conform with the overall spatial strategy for the district as it is isolated and detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. 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.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Hailsham. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. It is likely that some degree of negative effect will be likely on green infrastrcutrue and biodiversity duering construction of any development however in the longer terms the effects on SO8 and SO9 are likely to be major positive as the size of the site provides signifcnat opporunitites for BNG as well as the protection, retentiona and enhancement of existing assets. The proposed scheme seeks to achieve this. Taking account of the trabsport measures put forward as part of the proposed scheme, major posiotvie effects would be likely on SO13. The signifincat housing provision offered by the site, including affordable hosmes, first hoewms and selfg build will make a signifcnat contribuitiopn to the district's housing need and therefore major positive effecetc are likely on SO14. Minor positive effects are likely on SO3 as the site does have a degree of flood risk now and in the future under climate change, although the extents only increase slightly. The proposals for the site show that suitable mitigation can be implemented, and that the most vulnerable development can be sited within the areas of the site at least risk of flooding. Minor positive effects are likely on SO4 as whilst its development will increase pressure for water supply and wastewater infrastructure, the proposals put forward suitable and appropriate mitigation measures such as SuDS provision, water efficiency of 90 litres per person per day and habitat creation to improve water quality. Discussions would still need to be had with the qwatewr companies however to ensure supplyies and infraestycure are adequate. The proposals for the site in terms of public realm, housing provision and community facilities mean there is likely to be minor positive effects on SO15, SO16 and SO17. Minor positive effects are also likely on SO18 as the site proposals seek to maximise opportunities to link and connect to existing and future employment hubs in the area at Diplocks Way and Knights Farm, whilst at the same time fostering the creation of opportunities for start-ups and maker spaces that are located within the site itself. Minor positive effects are also likely on SO19 as the proposed scheme seeks to create a new community and neighbourhood with sustainable connections to the wider area and other settlements i.e. Hailsham and Polegate.

	The scheme proposes making a strong commitment to supporting local skills and training to include developing skills and local employment training programmes during development and occupation, working with the higher education sector to understand their needs and pitch to potential occupants and a hospitality hub as part of the mixed use gateway concept and therefore minor positive effects are expected on SO20. Major negative effects are likely on SO7 in terms of light pollution. The site is located within an area classed as being 'darker' by CPREs light pollution mapping and regardless of mitigation measures employed, this scale of development will introduce significant light pollution. Given the scale of development proposed, there is likely to be a significant increase in traffic and congestion on the road network, although the mitigation measures proposed such as enhancements to walking and cycling infrastructure, may reduce this. However, significant concerns remain over highways capacity and wider issues such as pedestrian access across the A22. Minor negative effects are likely on SO1 as whilst the mitigation measures identified by the proposed scheme and Local Plan policies will minimise impacts as far as possible, a residual minor negative impact is likely to remain. In a similar way, minor negative effects are likely on SO10 as the scale of the development is still likely to be visible in views to / from the National Park despite the proposed landscape mitigation measures. The scale of the proposed development would also introduce significant built form into a largely rural area.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is unsuitable, being rural in nature and isolated and remote from local services and facilities and public transport. Early high-level transport modelling has been undertaken by the Council and at this time there are significant concerns relating to highways capacity (relating to the capacity along the northbound A22 close to the site). Further modelling will be required to determine whether mitigation can negate any highways capacity impacts. The site would also need to demonstrate that suitable opportunities to create safe and legible access across the A22 can be achieved so that the residents had suitable access to Hailsham Town Centre. In addition to this, the site would need to be carefully masterplanned to allow connectivity across the site, whilst ensuring that the flood zones and River Cuckmere are respected; retain the Weald Way and its intrinsically rural features; and retain landscape features and providing necessary mitigation measures to the South Downs National Park and Michelham Priory. Significant off site and onsite infrastructure will be required and subject to all necessary studies. Whilst the draft proposals from the site promoters show how these issues may be addressed in part (e.g. no development within flood zones), significant concerns remain regarding other matters, in particular highways capacity and wider sustainability issues. Despite the sites size, it is not considered sufficient, in isolation, or combined with other adjacent land, to deliver a genuinely sustainable garden settlement/urban extension.

SHELAA Ref: 861/3300 **SITE:** Old Pottery Farm, Coldharbour Road, Upper Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 861/3300 Name: Old Pottery Farm, Coldharbour Road, Upper Dicker, BN27 3PX
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a track leading to a cottage and a larger house with several outbuildings, gardens, grazing paddocks and two ponds. • The site is 3.41ha in size and the applicant is proposing residential development, although no specific information on the number of dwellings has been provided. • The site lies on the far north-eastern periphery of Upper Dicker, which is not classed as a sustainable settlement within the settlement hierarchy. • Upper Dicker does have a village shop open 8.30am to 5pm Monday to Friday and 9am to 3pm on Saturday, however this cannot be reached on foot due to the lack of footpaths along Coldharbour Road. • The site is nearly 1 mile from the nearest bus stop (which is in Upper Dicker) and there is no pedestrian access due to the lack of footpaths along Coldharbour Road. This is beyond a reasonable walking distance for pedestrians anyway. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not comply with the overall Spatial Strategy for the district as it is located within an unsustainable settlement and is outside of a reasonable walking distance of sustainable transport. • Development would likely be car dependent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 861/3300 Name: Old Pottery Farm, Coldharbour Road, Upper Dicker, BN27 3PX
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. • The site is wholly within an area of groundwater concern and may be at risk of groundwater flooding. Further investigations would be required. • However, the site passes the sequential test in terms of flood risk. • The site is classed as being primarily greenfield land although there is a cottage and a larger house with several outbuildings present. Further development of the site would introduce more impermeable surfaces which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk from surface water flooding currently. • The site is wholly within an area of groundwater concern and may be at risk of groundwater flooding. Further investigations would be required. • However, the site passes the sequential test and the proposed use for residential development is appropriate in terms of flood risk, subject to investigations and mitigation for any potential groundwater flood risk. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable surface water drainage, the impact on this SA Objective is

SUSTAINABILITY OBJECTIVE		Effects				Site No: 861/3300 Name: Old Pottery Farm, Coldharbour Road, Upper Dicker, BN27 3PX
		S	M	L	Overall	Commentary
						likely to be minor positive over all timeframes, subject to further investigation on groundwater flooding.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • There are no watercourses within the site or in close proximity of the site. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Despite the lack of detail as to the development of the site, given its size it is likely that a significant number of houses could be provided, and this could have minor negative effects on this SA Objective. Impacts could be mitigated through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for minerals or waste operations. • The site is a predominantly greenfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 861/3300 Name: Old Pottery Farm, Coldharbour Road, Upper Dicker, BN27 3PX
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• Although there are no details for the scale of development, given the sites size and its location it is likely that any development would introduce light pollution to the area. The site is within an area of the district classed by CPREs light pollution mapping as being 'darker'. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution. The lack of pedestrian access to public transport means any development will be car dependent. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative, although mitigation measures such as EV charging infrastructure could be implemented.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature hedgerows and trees on all of the site boundaries and some internal field boundaries, which all provide excellent wildlife corridors and contribute to the green infrastructure network within the area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries and within the site to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 861/3300 Name: Old Pottery Farm, Coldharbour Road, Upper Dicker, BN27 3PX
		S	M	L	Overall	Commentary
						• The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable green infrastructure plan.
SO9	BIODIVERSITY					• The site is not within a Biodiversity Opportunity Area (BOA) nor are there any in close proximity of the site. • There are no designated biodiversity sites within the site or in proximity to the site. • There are no priority habitats within the site or in proximity to the site. • There are no irreplaceable habitats within the site or in proximity to the site. • There are mature trees and hedgerows located along the site boundaries, and trees and hedgerows within the site, which provide good wildlife corridors and stepping stones to the wider area and contribute toward the site's biodiversity. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries and within the site to maintain and enhance the sites biodiversity. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • The impact on this SA Objective is considered to be uncertain at this time as no detailed scheme for the site has been put forward.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having low to moderate sensitivity to residential development, due to its semi-enclosed character and existing development within the site, which decreases landscape sensitivity. • The Sensitivity Assessment also notes that the site is semi enclosed by vegetation limiting its visual influence over the wider area, however the eastern and southern extents of the site are more open in character, which increases sensitivity here. • This is a flat site which is semi enclosed by boundary vegetation. • The impact is considered to be minor negative as whilst development would not be visible within the wider landscape, provided the boundary vegetation was maintained and enhanced, it would be detached from any settlement boundary and remote from any

SUSTAINABILITY OBJECTIVE		Effects				Site No: 861/3300 Name: Old Pottery Farm, Coldharbour Road, Upper Dicker, BN27 3PX
		S	M	L	Overall	Commentary
						local services or amenities. Reisdneital development in this location would in isolation be be out of keeping with the surrounding land uses.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or in close proximity. • Despite the size of the site, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & 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 in Berwick Station approx. 3.2 miles south of the site, although the only reasonable access to the station is via private car. • A PRoW (Footpath 46) runs through the north of the site and connects to Footpath 23 (in the Parish of Hellingly) which runs north to the A22. • There is an existing access to the cottage and house from Coldharbour Road, however this is a single track and would require significant upgrading to accommodate any further development of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 861/3300 Name: Old Pottery Farm, Coldharbour Road, Upper Dicker, BN27 3PX
		S	M	L	Overall	Commentary
						• Due to the lack of existing access to public transport and the uncertainty over whether such access could be achieved, as well as the distance to the nearest bus stop, the impacts on this SA Objective are considered to be major negative.
SO14	HOUSING					• Although there are no detailed plans for housing delivery on this site at the moment, given its size it likely that development would make a reasonably significant contribution to the district's identified housing need. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Despite the above, the site is not within a sustainable settlement and currently lacks pedestrian access to sustainable transport modes. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it likely that it will accommodate more than 10 (net dwellings). • The nearest health services are in Hailsham, 2.8 miles to the east. Access is possible via the bus service but there is no pedestrian access to the bus stop from the site currently and it is considered it is beyond a reasonable walking distance (nearly 1 mile). • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • Given the size of the site, it may be possible to seek contributions toward these quality improvements from any development. • The site is not proposing any health and wellbeing facilities or improvements to open space provision within Upper Dicker.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 861/3300 Name: Old Pottery Farm, Coldharbour Road, Upper Dicker, BN27 3PX
		S	M	L	Overall	Commentary
						• Whilst there are no details of the proposed housing development for the site, given the size of the site and the likely quantum of development that could be provided, it is highly likely that developer contributions would result from this site for quality improvements to the open spaces mentioned and health and wellbeing infrastructure. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the size of the site, contributions would likely be secured for health and wellbeing and open space provision / improvements however details are lacking at this time. The site is within reasonable proximity of health and medical services in Hailsham however these cannot be access via sustainable transport. • Therefore, it is considered that the effects on this SA Objective are uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• Given the size of the site, it is considered there will be the potential for provision of affordable housing, custom and self-build homes and play space contributions as well, which will contribute to quality-of-life improvements. • Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan • However, given the size of the site it is likely that affordable homes could be secured. • The effect on this SA Objective is likely to be minor positive.
SO18	ECONOMY & EMPLOYMENT					• The site is proposed for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from Upper Dicker and any other identified settlement or local facilities and amenities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 861/3300 Name: Old Pottery Farm, Coldharbour Road, Upper Dicker, BN27 3PX
		S	M	L	Overall	Commentary
						• Upper Dicker has limited services and facilities, and potential future residents are likely to travel to Hailsham and Polegate or shop online. • The site is not accessible to pedestrians as there is no footpath along Coldharbour Road connecting the site to Upper Dicker or bus stops further south along Coldharbour Road which would provide some limited sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to be minor negative
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The nearest primary school is in Upper Dicker (Park Mead) and Bede's Independent School, also in Upper Dicker, provides education from nursey to Sixth Form. However, pedestrian connectivity to both from the site is non-existent. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. Again however, the site is not accessible on foot to the bus stop. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 861/3300 Name: Old Pottery Farm, Coldharbour Road, Upper Dicker, BN27 3PX																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure

Cumulative Effects	Upper Dicker is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. In isolation, large-scale residential development of this site would be unsuitable due to the semi-rural location and be out of character with the surrounding area. The site is however within an area where there is potential for large scale development (SHELAA Site 825/1310 and other land known as 'West of Hailsham') as well as a number of other sites within and around Upper Dicker itself. 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.
Summary	The site is isolated and detached from Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has no access to public transport, services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. Given the size of the site and its proposed use for residential development, it is likely that a proportion of affordable homes could be secured as well as development contributions towards infrastructure requirements such as play space, open space and health and wellbeing facilities. However, this is tempered by the fact that there is no existing pedestrian access to / from the site, and it is unclear as to whether such access could be achieved along this part of Coldharbour Road. Therefore, minor positive effects are expected for SO14. Minor positive effects are likely on SO17 given the fact that the size of the site means a good level of affordable homes could be provided. The site is within Flood Zone 1 and is not at risk of fluvial or surface water flooding. It is however within an area of groundwater concern and could therefore be at risk of groundwater flooding. A suitable drainage scheme would be required as part of any development to manage surface water runoff and investigations as to whether groundwater flooding is a risk. However mitigation measures are likely achievable in relation to this. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e., SuDS provision and therefore the effects on SO2 are uncertain at this time. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions, particularly as it is likely any development here would be car dependent. Mitigation measures in the form of EV charging infrastructure for example could assist in lessening any negative impacts from vehicles. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Although there is no indication of the scale of residential development proposed for the site, the sites size means a good number of homes could be provided and require water supplies and wastewater services, resulting in a minor negative effect on SO4. It is considered that any impacts could be suitably mitigated through good design and compliance with local plan policies on water efficiency and the management of water resources. This would be in combination with the utility providers South East Water and Southern Water.

	The effects on SO7 in terms of pollution are likely to be minor negative. In the short to medium term, construction works and traffic are likely to lead to increases in air pollution, although mitigation measures could be implemented. The lack of pedestrian access to sustainable transport and the limited frequency of bus services anyway means that future residents would rely on using private cars to access higher order sustainable settlements (i.e. Hailsham) which would increase air pollution. Given the sites size and its location within a 'darker' area of the district, it is likely that any development would introduce light pollution to the area also. If pedestrian access to the bus service can be delivered this could provide some level of mitigation in car use and help to address air pollution as well as emissions, although it is acknowledged that the nearest bus stop is nearly a mile from the site. Minor negative effects are expected on SO10 as whilst the site is well enclosed by vegetation, development would be detached from any settlement boundary and remote from any local services or amenities and be out of character with the rural location of the site. Major negative effects are expected on SO13 as the site is nearly a mile from the nearest bus stop and this is considered to be outside of a reasonable walking distance. 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. There is also no train station within easy reach by public transport. Minor negative effects are expected on SO19 as Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres and it is unlikely that any development of this site would improve the level of service provision within the village.
Selected / Rejected for allocation	The site is not taken forward for allocation. Despite the site's potential to contribute towards the housing need for the district, it is detached and isolated from any sustainable settlement and does not conform to the overall spatial strategy for the district. In isolation, large-scale residential development on this site would be unsuitable and would be out of keeping with the surrounding land uses However, if the Local Plan proposes large-scale development in this location, with associated infrastructure and amenities, then the site may be suitable for development.

SHELAA Ref: 836/3300

SITE: Land to the North of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 836/3300	Name: Land to the north of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker, BN27 3QG
		S	M	L	Overall	Commentary	
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a single paddock. • The site is 1.03ha in size and the applicant is proposing residential development of 10 (net) dwellings. • The site nis relatively central to Upper Dicker, which is an unsustainable settlement within the settlement hierarchy. • Upper Dicker does have a village shop open 8.30am to 5pm Monday to Friday and 9am to 3pm on Saturday, however this cannot be reached on foot due to the lack of footpaths along Coldharbour Road • The site is approx. 365m from the nearest bus stop (around a 5-minute walk), which is located in Upper Dicker on Coldharbour Road, however this cannot be reached on foot due to the lack of footpaths along Camberlot Road. There is a pavement on the opposite side of Camberlot Road (a narrow country road) from the site. • The bus service from Upper Dicker is regular and runs Monday to Friday to Hailsham (journey time approx. 12 mins). There are no evening services, however. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not comply with the overall Spatial Strategy for the district as it is located within an unsustainable settlement and lacks pedestrian access to sustainable transport. • The lack of pedestrian access to public transport is likely to result in a reliance on private car use to reach other settlements such as Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 836/3300 Name: Land to the north of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker, BN27 3QG
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. The site passes the sequential test in terms of flood risk. • The site is classed as greenfield land and development within the site would introduce impermeable surfaces which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There are some very small areas of the site (the northern corner and southern corner) which are within an area of surface water flood risk, but these are extremely small, and mitigation is likely to be achievable. • The site is within an area of groundwater concern so could be at risk of groundwater flooding. • The site passes the sequential test and the proposed use for residential development is appropriate in terms of flood risk, subject to investigations around groundwater flood risk. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 836/3300 Name: Land to the north of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker, BN27 3QG
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial flooding and only a small risk of surface water flooding which can be mitigated, and that policies within the plan will provide for suitable surface water drainage, the impact on this SA Objective is likely to be minor positive over all timeframes
SO4	WATER RESOURCES & QUALITY					• 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. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the quantum of proposed development, it is considered there will be no significant impact on this SA Objective. It is likely that any impacts could be mitigated through good design and compliance with local plan policies
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • There are no known issues with contamination of land and given its current use contamination is unlikely. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 836/3300 Name: Land to the north of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker, BN27 3QG
		S	M	L	Overall	Commentary
						• Given quantum of proposed development, it is considered there will be no significant impact on this SA Objective.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The location of the site means that development could introduce light pollution to the area, although it is considered that the impacts can be suitably mitigated given the proposed scale of development. • The site is within an area of the district classed by CPREs light pollution mapping as being 'darker'. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The lack of pedestrian access to public transport means car usage is highly likely. • The site is affected by road noise emanating from Camberlot Road – so mitigation would be necessary. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative, given the lack of pedestrian access to sustainable public transport, although mitigation measures such as

SUSTAINABILITY OBJECTIVE		Effects				Site No: 836/3300 Name: Land to the north of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker, BN27 3QG
		S	M	L	Overall	Commentary
						EV charging infrastructure could be implemented, and the likely scale of development would limit the impact of car use.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature hedgerows and hedgerow trees on all of the site boundaries, which provide excellent wildlife corridors and contribute to the green infrastructure network within the area. • 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. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site is not within a Biodiversity Opportunity Area (BOA) nor are there any in close proximity of the site. • There are no designated biodiversity sites within the site or in proximity to the site. • There are no priority habitats within the site or in proximity to the site. • There are no irreplaceable habitats within the site or in proximity to the site. • There are mature hedgerows and hedgerow trees located along the site boundaries, which provide good wildlife corridors and stepping stones to the wider area and contribute toward the site's biodiversity. • 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 sites biodiversity. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 836/3300 Name: Land to the north of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker, BN27 3QG
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be uncertain at this time as no detailed scheme for the site has been put forward.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate sensitivity to residential development due to the site's historic piecemeal enclosure field pattern and tree/hedgerow boundaries, which are key landscape features. • The Sensitivity Assessment notes that the site also forms part of the rural setting to the north of Upper Dicker, although its proximity to the settlement edge results in some influence on the rural character of the site. • The topography of the site is flat, and it is well contained visually from the surrounding landscape by its boundary vegetation. • The site abuts the built-up area of Upper Dicker and there is existing housing with an associated footpath opposite the site, as well as a site with an extant planning permission (reference WD/2021/1308/F) for residential development to the north of the site. Therefore, it would form an infill form of development that could relate well to the settlement. • Given the above, it is considered there would be no significant impact on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or in close proximity. • Therefore, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is within 365m of the nearest bus stop (around a 5-minute walk) and there are regular bus services to Hailsham, however the bus stop cannot be reached on foot as

SUSTAINABILITY OBJECTIVE		Effects				Site No: 836/3300 Name: Land to the north of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker, BN27 3QG
		S	M	L	Overall	Commentary
						there are no footpaths on the side of Camberlot Road where the site is located. There is a footpath opposite the site, however. • There is no train station in Upper Dicker, the nearest being in Berwick Station approx. 3.2 miles south of the site, although the only reasonable access to the station is via private car. • There is no PRoW within the site, but a PRoW lies just to the south of the site. • There is an existing access on to Coldharbour Road via a field gate, however this would require upgrading to accommodate any further development of the site. • The effect on this Sa Objective is considered to be uncertain as whilst there is no footpath on the same side of the road as the site, there is one opposite it and improvements to access this could be made potentially.
SO14	HOUSING					• The proposed quantum of development is relatively small, but this would still contribute towards the district's identified housing need. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Despite the above, the site is not within a sustainable settlement. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward as well as improved pedestrian access to sustainable transport (the bus service).
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it is proposed for 10 (net dwellings). • The nearest health services are in Hailsham, 2.8 miles to the east. Access is possible via the bus service but improvements to pedestrian access to the bus stop from the site would be needed. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 836/3300 Name: Land to the north of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker, BN27 3QG
		S	M	L	Overall	Commentary
						• The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • The site is not proposing any health and wellbeing facilities or improvements to the quality of open space provision in Arlington Parish. It is unclear whether any contribution to such facilities would result from the development of this site given the proposed quantum of development. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the size of the site it is considered there will be no significant effect on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.
SO18	ECONOMY & EMPLOYMENT					• The site is proposed for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 836/3300 Name: Land to the north of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker, BN27 3QG
		S	M	L	Overall	Commentary
SO19	TOWN & VILLAGE CENTRES					• Whilst the site is centrally located to Upper Dicker and there is potential to improve pedestrian access to the settlement, Upper Dicker has limited services and facilities, and potential future residents are likely to travel to Hailsham and Polegate or shop online. • Therefore, the impact on this SA Objective is considered to be minor negative
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The nearest primary school is in Upper Dicker (Park Mead) and Bede's Independent School, also in Upper Dicker, provides education from nursey to Sixth Form. However, pedestrian connectivity to both from the site would require improvement. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 836/3300	Name: Land to the north of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker, BN27 3QG																	
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Upper Dicker is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. 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.
Summary	The site is located near to the centre of the existing built-up area of Upper Dicker, an unsustainable settlement according to the settlement hierarchy. It does benefit from close proximity to existing services and local facilities within Upper Dicker, albeit these are limited. Whilst there is no footpath on the same side of the road as the site to facilitate pedestrian access to the centre of Upper Dicker, there is pedestrian access to the centre of Upper Dicker, and to bus stops along Coldharbour Road, via the footpath on the opposite side of the road. However, bus services are limited in terms of their schedule. The lack of services and facilities within Upper Dicker, despite the site's proximity and pedestrian access, means any future residents of this site would need to travel to Hailsham and further afield, by private car, to access these. The site does not therefore conform with the overall spatial strategy for development within Wealden as a whole. The site's proposed use for residential development would contribute to the districts housing need within a sustainable location and therefore a minor positive effect is expected on SO14. The site is within flood zone 1 and whilst there is potential for some limited surface water flood risk and groundwater flood risk it is considered this can be suitably mitigated. Therefore, the site passes the sequential test, and the proposed development is suitable. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. The effects on SO7 in terms of pollution are likely to be minor negative. In the short to medium term, construction works, and traffic are likely to lead to increases in air pollution, although mitigation measures could be implemented. The lack of pedestrian access to sustainable transport and the limited frequency of bus services means that future residents would rely on using private cars to access higher order sustainable settlements (i.e., Hailsham) which would increase air pollution. Given the sites location within a 'darker' area of the district, it is likely that any development would introduce some light pollution to the area also, although it is considered that this could be suitably mitigated. If pedestrian access to the bus service can be delivered this could provide some level of mitigation in car use and help to address air pollution as well as emissions. Minor negative effects are expected on SO19 as Upper Dicker has limited services and facilities (classed as an unsustainable settlement in the settlement hierarchy) and limited sustainable transport access to larger centres and it is unlikely that any development of this site would improve the level of service provision within the village.

Selected / Rejected for allocation	The site is not taken forward for allocation. Despite the site's potential to contribute towards the housing need for the district, its relatively central location to Upper Dicker, it is located within an unsustainable settlement and does not conform to the overall spatial strategy for the district.

SHELAA Ref: 842/1310 **SITE:** Land at Candleford, Arlington Road West, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 842/1310 Name: Land at Candleford, Arlington Road West, Hailsham BN27 3RA
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a single field bordered by hedgerows. • The site is 4.39ha in size and proposed for residential development, although no details of the scale have been provided at this time. • 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. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement and is outside the proposed development boundary for Hailsham. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some degree. Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions, however given the scale of potential development here and the total lack of access to sustainable transport, a major negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 842/1310 Name: Land at Candleford, Arlington Road West, Hailsham BN27 3RA
		S	M	L	Overall	Commentary
						• The site is within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There are some very small areas of surface water flood risk on the northern and western boundaries of the site and along Arlington Road West. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site is in Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment which is suitable for development. • The site does have a small amount of surface water flood risk, but this is limited to the northern and western boundaries of the site and along Arlington Road West and mitigation is likely to be achievable. • Around 50% of the site (the northern and western parts) are within an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • The site passes the sequential test and the proposed use for residential development is appropriate in terms of flood risk, subject to investigations around groundwater flood risk. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding and only a small risk of surface water flooding which can be mitigated, and that policies within the plan will provide for suitable surface water drainage, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 842/1310 Name: Land at Candleford, Arlington Road West, Hailsham BN27 3RA
		S	M	L	Overall	Commentary
						• Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site and its potential for development, it is considered there would be minor negative effects on this SA Objective as some mitigation measures may be possible to reduce water usage.
SO5	SOIL, LAND & MINERALS					• The site is a greenfield site • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development

SUSTAINABILITY OBJECTIVE		Effects				Site No: 842/1310 Name: Land at Candleford, Arlington Road West, Hailsham BN27 3RA
		S	M	L	Overall	Commentary
SO7	POLLUTION					• The scale of this site is likely to lend itself to significant development which could introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • Due to the lack of access to sustainable transport, development of this site will be car dependent, and therefore likely result in an increase in air pollution, although mitigation such as EV charging or travel plans could mitigate this to some degree. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site and potential development, together with its lack of access to sustainable transport, major negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site has mature hedgerows and hedgerow trees on all boundaries, with a TPO along the southern boundary (No 62/200 - Land at junction of A22 and Arlington Road West), which all provide linear wildlife corridors to the wider countryside and the woodlands within the wider area, including Bushy Wood Ancient Woodland adjoining part of the sites western boundary. • These features make a significant contribution to the green infrastructure network of the site and the wider area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 842/1310 Name: Land at Candleford, Arlington Road West, Hailsham BN27 3RA
		S	M	L	Overall	Commentary
						• Development of the site would need to seek to retain and enhance the existing hedgerows and hedgerow trees on the boundary of the site maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the existing green infrastructure network of the site and wider area, but acknowledging the potential for mitigation, minor negative effects are expected on this SA Objective.
SO9	BIODIVERSITY					• The site is likely to have significant biodiversity value as it is located wholly within the Wilmington Woods and Watershed Biodiversity Opportunity Area (BOA). • Bushy Wood ancient woodland, which is also classed as Priority Habitat Deciduous Woodland, adjoins part of the western boundary of the site. • There are connections to / from the site and Bushy Wood with trees and hedgerows on the site boundaries forming wildlife corridors / stepping stones. • There are no designated biodiversity sites within the site or in proximity to the site. • Development would need to provide a suitable buffer to protect the ancient woodland. • Development would need to carefully consider the priorities and objectives of the BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 842/1310 Name: Land at Candleford, Arlington Road West, Hailsham BN27 3RA
		S	M	L	Overall	Commentary
						• Due to the potential harm from development on the existing biodiversity of the site and wider area, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate landscape sensitivity to development due to the fact it is visually well contained by woodland and mature hedgerows and that it is located within a mixed historic fieldscape predominantly consisting of small to medium scale assarts bound by mature hedgerows. • Developing this site would introduce built form into a largely rural area, despite the proximity of the site to Hailsham. • Due to the lack of a detailed scheme for the site and the likelihood that landscape mitigation could be implemented, the effect on this SA Objective is considered to be uncertain at this time
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area and there are no listed buildings within the site or in close proximity to the site. • Despite the size of the site and potential scale of development, the lack of heritage and cultural assets within the site or in close proximity means no significant impact is expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is no existing vehicular access to / from the site. • There is no existing pedestrian access to the site along Arlington Road West and no cycle infrastructure. • Arlington Road West is a narrow road with little scope to provide a pavement along it to allow safe pedestrian access to and from the site. Suitable vehicular access would be

SUSTAINABILITY OBJECTIVE		Effects				Site No: 842/1310 Name: Land at Candleford, Arlington Road West, Hailsham BN27 3RA
		S	M	L	Overall	Commentary
						required, and some hedgerow removal would be needed along Arlington Road West to facilitate this. • 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. This will increase the need to travel by car. • The lack of access to sustainable transport means that development of the site will be car dependent. • There are no details as to any proposed public transport provision or improvements to existing provision at the current time. There is little scape to provide this on the A22. • There is no detail on how pedestrian access to Hailsham could be achieved. • There is no detail on the provision of any cycle infrastructure. The A22 is a fast road and potentially dangerous for cyclists. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • It is considered that there are no reasonable means of achieving access to sustainable travel to / from the site given its location and therefore major negative effects are expected on this SA Objective.
SO14	HOUSING					• The development of this site has the potential to contribute to the district's identified housing need, but the site promoter has not yet identified a quantum of development and therefore, the contribution is not known at this stage. • However, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 842/1310 Name: Land at Candleford, Arlington Road West, Hailsham BN27 3RA
		S	M	L	Overall	Commentary
						• The nearest health services are in Hailsham however these are not accessible to the site at present. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • Given the size of the site it is likely that contributions toward these quality improvements could be achieved. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • The lack of specific details for the development of the site means that the effects on this SA Objective are considered to be uncertain at this time, but there is the potential for positive effects.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and any development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, housing in this location would be isolated from any community services and facilities due to the site's severance from Hailsham by the A22

SUSTAINABILITY OBJECTIVE		Effects				Site No: 842/1310 Name: Land at Candleford, Arlington Road West, Hailsham BN27 3RA
		S	M	L	Overall	Commentary
						• Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage in relation to quality of life and social inclusion factors.
SO18	ECONOMY & EMPLOYMENT					• The site is proposed for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is detached from Hailsham by the A22 and is therefore isolated from local services and facilities. • The site is not currently accessible by vehicles. Suitable vehicular access would be required, and some hedgerow removal would be needed along Arlington Road West to facilitate this. • Arlington Road West is a narrow road with little scope to provide a pavement along it to allow safe pedestrian access to and from the site. • There is no form of safe pedestrian access to Hailsham across the A22. • Therefore, the impact on this SA Objective is considered to be major negative.
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction, resulting in a minor positive effect in the short term. • The nearest school provision is in Hailsham however the site has no existing connectivity to Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The proposed development is not providing any educational provision and so residents would rely on accessing Hailsham for this. Further investigations as to educational capacity would be required.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 842/1310 Name: Land at Candleford, Arlington Road West, Hailsham BN27 3RA
		S	M	L	Overall	Commentary
						• Given the severance of the site from Hailsham and the lack of any sustainable access to the town's educational facilities, the impact on this SA Objective over the longer term is considered to be major negative.

SUMMARY OF RESULTS:	Site No: 842/1310 Name: Land at Candleford, Arlington Road West, Hailsham, BN27 3RA																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. 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.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. Given the detached location of the site from Hailsham and the complete lack of any form of sustainable access to the town, major negative effects are expected on SO1, SO7 and SO13. Development will be car dependent, resulting in an increase in emissions from traffic and a likely increase in air pollution. Emissions from any buildings could be mitigated through energy efficiency policies within the Local Plan. And there is no access to public transport, pedestrian links or cycle infrastructure connecting the site to Hailsham. Major negative effects are also expected on SO19 due to the site being detached from the town centre of Hailsham, meaning any housing development will be isolated form services and facilities. Arlington Road West is a narrow road with little scope to provide a pavement along it to allow safe pedestrian access to and from the site and there is no form of safe pedestrian access to Hailsham across the A22. No retail provision is proposed nor are there any details of services and facilities to be provided on site. Major negative effects are also expected on SO20 as whilst there is educational capacity within the Hailsham area, there is no access to this from the site and little scape for sustainable travel to access these facilities. Minor negative effects are expected on SO4 as the scale of potential development on this site is likely to place some pressure on water supply and wastewater infrastructure. Early discussions with the utility providers would be needed. Mitigation for water consumption is likely to be possible through application of relevant Local Plan policies, however. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Minor negative effects are expected on SO8 and SO9 as there are features within the site that provide for biodiversity and connectivity to the wider area, specifically to the ancient woodland adjoining the site's western boundary. The site is also within a BOA increasing its biodiversity value. Development could have a negative effect although mitigation should be possible through the application of relevant Local Plan policies. The site is within flood zone 1 and only has a very small risk of surface water flooding which is likely to be able to be mitigated. The site is partly within an area of groundwater concern and so investigations would be required as to the potential for

	groundwater flooding, but this too could be mitigated. Therefore, the site is suitable for residential development and a minor positive effect is likely on SO3. Whilst the site is not within a sustainable settlement and lacks access via sustainable travel to Hailsham, it would contribute to the housing need of the district should it be developed for residential. Therefore, a minor positive effect is expected on SO 14 in terms of housing provision alone.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is not within a sustainable settlement and therefore not in line with the overall spatial strategy for the district. The site is detached from the urban area of Hailsham and is therefore remote from local facilities, amenities and public transport. The site is situated on the rural Arlington Road West, which has no public footpaths and no scope to provide these meaning the site cannot be made safe for pedestrians. Development here would create an area of housing that is car dependent and introduce built form into a rural area. The provision of housing to meet the districts needs on this site does not outweigh the negative aspects of the site.

SHELAA Ref: 873/1310 **SITE:** Bushy Wood Farm, A22, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 873/1310 Name: Bushy Wood Farm, A22, Hailsham, BN27 3LZ
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of several paddocks and an area of hardtanding atound BVushyWood Farm, with associated hard standing and outbuilidngs (including caravans). • The site is 3.5ha in size and proposed for resiudential development of 100 (net) dwellings. • 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. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement and is outside the proposed development boundary for Hailsham. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some degree. Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions, however given the scale of proposed development (100 net dwellings) and the total lack of access to sustainable transport, a major negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain

SUSTAINABILITY OBJECTIVE		Effects				Site No: 873/1310 Name: Bushy Wood Farm, A22, Hailsham, BN27 3LZ
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site is predominantly greenfield, although there are some areas of hardstanidng. The intensification of development on this site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • The site is within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There are two small areas of surface water flood risk within the north and south of the site. However these are very small and mitigation is likely to be achievable. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site is in Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment which is suitable for development. • There are two small areas of surface water flood risk within the north and south of the site. However these are very small and mitigation is likely to be achievable • The vast majority of the site is within an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • The site passes the sequential test and the proposed use for residential development is appropriate in terms of flood risk, subject to investigations around groundwater flood risk. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding and only a small risk of surface water flooding which can be mitigated, and that policies within the plan will provide for suitable

SUSTAINABILITY OBJECTIVE		Effects				Site No: 873/1310 Name: Bushy Wood Farm, A22, Hailsham, BN27 3LZ
		S	M	L	Overall	Commentary
						surface water drainage, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• 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. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the proposed quantum of development, it is considered there would be minor negative effects on this SA Objective as some mitigation measures may be possible to reduce water usage.
SO5	SOIL, LAND & MINERALS					• The site is predominantly a greenfield site. • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • At the proposed level of development, density would be approx. 28 dwellings per hectare however this assumes the whole site area would be developed. This is in line with policy direction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage

SUSTAINABILITY OBJECTIVE		Effects				Site No: 873/1310 Name: Bushy Wood Farm, A22, Hailsham, BN27 3LZ
		S	M	L	Overall	Commentary
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The scale of this site is likely to lend itself to significant development which could introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • Due to the lack of access to sustainable transport, development of this site will be car dependent, and therefore likely result in an increase in air pollution, although mitigation such as EV charging or travel plans could mitigate this to some degree. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site and potential development, together with its lack of access to sustainable transport, major negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 873/1310 Name: Bushy Wood Farm, A22, Hailsham, BN27 3LZ
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• The site boundaries comprise hedgerows and hedgerow trees which provide linear wildlife corridors to the wider countryside including Bushy Wood Ancient Woodland which adjoins the site's western boundary. • These features make a significant contribution to the green infrastructure network of the site and the wider area to the west and south. • Development would need to sek to retain and protect the boundary vegetation in order to protect and enhance the green infrastructure network of the site and wider area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the existing green infrastructure network of the site and wider area, but acknowledging the potential for mitigation, minor negative effects are expected on this SA Objective.
SO9	BIODIVERSITY					• The site is likely to have significant biodiversity value as it is located wholly within the Wilmington Woods and Watershed Biodiversity Opportunity Area (BOA) and contains a small, thin area of deciduous woodland (associated with Bushy Wood) within the west. • Bushy Wood ancient woodland adjoins the site's western boundary and the site's boundary vegetation links to this woodland. • There are no designated biodiversity sites within the site or in proximity to the site. • Development would need to provide a suitable buffer to protect the ancient woodland. • Development would need to carefully consider the priorities and objectives of the BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 873/1310 Name: Bushy Wood Farm, A22, Hailsham, BN27 3LZ
		S	M	L	Overall	Commentary
						• Due to the potential harm from development on the existing biodiversity of the site and wider area, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate landscape sensitivity to development due to the fact that it is directly adjacent to the A22 which influences tranquillity, has existing development within the site, is visually conta9ined woodland along the A22 and the presence of Bushy Wood adjoining the sites western boundary. • The Assessment also notes that Pylons influence the sense of rurality within the site and decrease sensitivity. • Any development of the site must take into consideration and reinforce the existing mature screening of the site, to ensure that the impact on the wider landscape is minimised. • Developing this site would introduce built form into a largely rural area, despite the proximity of the site to Hailsham. • Due to the lack of a detailed scheme for the site and the likelihood that landscape mitigation could be implemented, the effect on this SA Objective is considered to be uncertain at this time, although the sites visual containment by surrounding woodland and site boundary vegetation should minimise any potential negative effects, provided it is retained and enhanced.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area and there are no listed buildings within the site or in close proximity to the site. • Despite the size of the site and potential scale of development, the lack of heritage and cultural assets within the site or close proximity means no significant impact is expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 873/1310 Name: Bushy Wood Farm, A22, Hailsham, BN27 3LZ
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & 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. This will increase the need to travel by car. • The lack of access to sustainable transport means that development of the site will be car dependent. • There are no details as to any proposed public transport provision or improvements to existing provision at the current time. There is little scape to provide this on the A22. • There is no detail on how pedestrian access to Hailsham could be achieved. • There is no detail on the provision of any cycle infrastructure. The A22 is a fast road and potentially dangerous for cyclists. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • It is considered that there are no reasonable means of achieving access to sustainable travel to / from the site given its location and therefore major negative effects are expected on this SA Objective.
SO14	HOUSING					• The development of this site for the proposed 100 (net) dwellings would make a signifincat constytibution to the district's housing needs. • Given the quantum of development proposed, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies on this site. • The impact on this SA Objective is expected to be major positive if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings). • The nearest health services are in Hailsham however these are not accessible to the site at present.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 873/1310 Name: Bushy Wood Farm, A22, Hailsham, BN27 3LZ
		S	M	L	Overall	Commentary
						• The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • Given the size of the site it is highly likely that developer contributions would result from this site for requirements such as play space and quality improvements. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the size of the proposed development, but acknowledging the lack of specific detail on health and wellbeing provision, the effects this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• Given the scale of the proposal, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well. • Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The development of the site should provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, housing in this location would be isolated from any community services and facilities due to the site's severance from Hailsham by the A22

SUSTAINABILITY OBJECTIVE		Effects				Site No: 873/1310 Name: Bushy Wood Farm, A22, Hailsham, BN27 3LZ
		S	M	L	Overall	Commentary
						• Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage in relation to quality of life and social inclusion factors.
SO18	ECONOMY & EMPLOYMENT					• The site is proposed for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is detached from Hailsham by the A22 and is therefore isolated from local services and facilities. • The site is not currently accessible by vehicles. There could be potential for vehicular access to be created from the track leading to the Scout Camp but this would require further investigation and potentially third-party land. • The A22 poses a significant barrier to achieving pedestrian access to Hailsham from the site. There is no form of safe pedestrian access to Hailsham across the A22. • Therefore, the impact on this SA Objective is considered to be major negative.
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction, resulting in a minor positive effect in the short term. • The nearest school provision is in Hailsham however the site has no existing connectivity to Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The proposed development is not providing any educational provision and so residents would rely on accessing Hailsham for this. Further investigations as to educational capacity would be required. • Given the severance of the site from Hailsham and the lack of any sustainable access to the town's educational facilities, the impact on this SA Objective over the longer term is considered to be major negative.

SUMMARY OF RESULTS:	Site No: 873/1310 Name: Bushy Wood Farm, A22, Hailsham, BN27 3RA																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure

Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. 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.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. Given the detached location of the site from Hailsham and the complete lack of any form of sustainable access to the town, major negative effects are expected on SO1, SO7 and SO13. Development will be car dependent, resulting in an increase in emissions from traffic and a likely increase in air pollution. Emissions from any buildings could be mitigated through energy efficiency policies within the Local Plan. And there is no access to public transport, pedestrian links or cycle infrastructure connecting the site to Hailsham. Major negative effects are also expected on SO19 due to the site being detached from the town centre of Hailsham, meaning any housing development will be isolated form services and facilities. There is no form of safe pedestrian access to Hailsham across the A22 from the site and it is not considered this is possible. Major negative effects are also expected on SO20 as whilst there is educational capacity within the Hailsham area, there is no access to this from the site and little scape for sustainable travel to access these facilities. Minor negative effects are expected on SO4 as the scale of potential development on this site is likely to place some pressure on water supply and wastewater infrastructure. Early discussions with the utility providers would be needed. Mitigation for water consumption is likely to be possible through application of relevant Local Plan policies, however. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Minor negative effects are expected on SO8 and SO9 as there are features within the site that provide for biodiversity and connectivity to the wider area, specifically to the ancient woodland adjoining the site's western boundary. The site is also within a BOA increasing its biodiversity value. Development could have a negative effect although mitigation should be possible through the application of relevant Local Plan policies. The site is within flood zone 1 and only has a very small risk of surface water flooding which is likely to be able to be mitigated. The site is within an area of groundwater concern and so investigations would be required as to the potential for groundwater flooding, but this too could be mitigated. Therefore, the site is suitable for residential development and a minor positive effect is likely on SO3.

	Whilst the site is not within a sustainable settlement and lacks access via sustainable travel to Hailsham, it would significantly contribute to the housing need of the district should it be developed for residential as proposed. Therefore, a major positive effect is expected on SO14 in terms of housing provision alone.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is not within a sustainable settlement and therefore not in line with the overall spatial strategy for the district. The site is detached from the urban area of Hailsham and is therefore remote from local facilities, amenities and public transport. The site is not accessible for pedestrians, and it is considered that there is no scope to provide such access to Hailsham and the site cannot be made safe for pedestrians. Development here would create an area of housing that is car dependent and would introduce significant built form into a rural area and which would be out of keeping with the surrounding land uses. The provision of housing to meet the districts needs on this site does not outweigh the negative aspects of the site.

SHELAA Ref: 878/3300 **SITE:** Robins Nursery, Coldharbour Road, Upper Dicker

SUSTAINABILITY OBJECTIVE		Effects				Site No: 878/3300 Name: Robins Nursery, Coldharbour Road, Upper Dicker, BN25 2PX
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a large shed, greenhouses associated with the existing nursery, ancillary nursery infrastructure, an area of woodland and two ponds. • The site is 0.5ha in size and proposed for employment provision, although no specific information on the type or scale has been provided. • The site lies on the far north-eastern periphery of Upper Dicker, which is not classed as a sustainable settlement within the settlement hierarchy. • Upper Dicker does have a village shop open 8.30am to 5pm Monday to Friday and 9am to 3pm on Saturday, however this cannot be reached on foot due to the lack of footpaths along Coldharbour Road. • The site is nearly 1 mile from the nearest bus stop (which is in Upper Dicker) and there is no pedestrian access due to the lack of footpaths along Coldharbour Road. This is beyond a reasonable walking distance for pedestrians anyway. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site does not comply with the overall Spatial Strategy for the district as it is located within an unsustainable settlement and is outside of a reasonable walking distance of sustainable transport. • Development would likely be car dependent. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 878/3300 Name: Robins Nursery, Coldharbour Road, Upper Dicker, BN25 2PX
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding. • The western part of the site is within an area of groundwater concern and may be at risk of groundwater flooding. Further investigations would be required. • However, the site passes the sequential test in terms of flood risk. • The site is classed as being primarily greenfield land although there is a large shed, greenhouses associated with the existing nursery and ancillary nursery infrastructure within the site. • Further development of the site would introduce more impermeable surfaces which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk from surface water flooding currently. • The western part of the site is within an area of groundwater concern and may be at risk of groundwater flooding. Further investigations would be required. • However, the site passes the sequential test and the proposed use for employment development is appropriate in terms of flood risk, subject to investigations and mitigtaion for any potential groundwater flood risk. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 878/3300 Name: Robins Nursery, Coldharbour Road, Upper Dicker, BN25 2PX
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable surface water drainage, the impact on this SA Objective is likely to be minor positive over all timeframes, subject to further investigation on groundwater flooding.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • There are no watercourses within the site or in close proximity of the site. • There is likely to be a relatively high water use with the site given its use as a horticultural nursery. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site it is considered that there will be no significant effect on this SA Objective.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for minerals or waste operations. • The site is a predominantly greenfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 878/3300 Name: Robins Nursery, Coldharbour Road, Upper Dicker, BN25 2PX
		S	M	L	Overall	Commentary
						• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area of the district classed by CPREs light pollution mapping as being 'darker'. • Whilst development could introduce light pollution, the size of the site and potential development means light pollution is likely to be minimal and capable of mitigation. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that development of the site will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution. The lack of pedestrian access to public transport means any development will be car dependent. • The site is situated next to a poultry farm and is located adjacent to its existing vehicular access. There may be issues of odour nuisance from the poultry farm which would need to be mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative, although mitigation measures such as EV charging infrastructure could be implemented
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature hedgerows and hedgerow trees on all of the site boundaries, which all provide excellent wildlife corridors to the wider countryside, including the woodland to the north, and contribute to the green infrastructure network within the area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 878/3300 Name: Robins Nursery, Coldharbour Road, Upper Dicker, BN25 2PX
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable green infrastructure plan.
SO9	BIODIVERSITY					• The site is not within a Biodiversity Opportunity Area (BOA) nor are there any in close proximity of the site. • There are no designated biodiversity sites within the site or in proximity to the site. • There are no priority habitats within the site or in proximity to the site. • There are no irreplaceable habitats within the site or in proximity to the site. • There are mature hedgerows and hedgerow trees on all of the site boundaries, which all provide excellent wildlife corridors to the wider countryside, including the woodland to the north, and contribute to the site's biodiversity. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the site's biodiversity. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • The impact on this SA Objective is considered to be uncertain at this time as no detailed scheme for the site has been put forward.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having low to moderate sensitivity to residential development, due in part to its semi-enclosed character and existing employment uses on site. • The site is situated next to a poultry farm and is located adjacent to its existing vehicular access, which reduces landscape sensitivity to development. • This is a flat site which is semi enclosed by boundary vegetation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 878/3300 Name: Robins Nursery, Coldharbour Road, Upper Dicker, BN25 2PX
		S	M	L	Overall	Commentary
						• Given the size of the site, its existing and proposed use for employment and its enclosed nature, it is considered there will be no significant effect on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or in close proximity. • Despite the size of the site, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & 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 in Berwick Station approx. 3.2 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. • Given the proposed use of the site for employment and its size, it is considered there will be no significant impact on this SA Objective as users of the site will not require access to services and facilities on a day to day basis and therefore the lack of access to public transport is not as severe an issue as it would be for residential development. There will also be existing traffic movements associated with the current use of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 878/3300 Name: Robins Nursery, Coldharbour Road, Upper Dicker, BN25 2PX
		S	M	L	Overall	Commentary
SO14	HOUSING					• The site is being proposed for employment development and so will have no significant effect on this SA Objective. • Notwithstanding this, owing to its isolation, the site is considered unsuitable for residential development.
SO15	HEALTH & WELLBEING					• The site is being proposed for employment development and so will have no significant effect on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The site is being proposed for employment development and so will have no significant effect on this SA Objective.
SO17	SOCIAL DEPRIVATION					• The site is being proposed for employment development and so will have no significant effect on this SA Objective.
SO18	ECONOMY & EMPLOYMENT					• The site is being proposed for employment development and whilst there are no details as to the type of employment provision or scale, given the size of the site minor positive effects are likely on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is detached from Upper Dicker and Hailsham and is therefore isolated from local services, facilities and public transport. • However, the site is being proposed for employment development and so will have no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• The site is being proposed for employment development and whilst there are no details as to the type of employment provision or scale, this site could provide opportunities for apprenticeships / vocational training with employers but there are no details as yet. • There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The effect is considered to be uncertain at this time.

SUMMARY OF RESULTS:	Site No: 878/3300 Name: Robins Nursery, Coldharbour Road, Upper Dicker, BN27 2PX																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Upper Dicker is classed as an unsustainable settlement due to its lack of services and facilities and limited public transport options. Residential development of this site would be unsuitable as it is in an unsustainable location for growth, with no existing pedestrian access, or connectivity to public transport, services and amenities. However, development of the site for employment uses may be suitable, given its existing use and its proximity to the poultry farm to the west and north of the site. The site is within an area where there is potential for large scale residential and employment development (SHELAA Site 825/1310 and other land known as 'West of Hailsham') as well as a number of other sites within and around Upper Dicker itself. 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. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has no access to public transport, services and facilities. The site does not therefore conform with the overall spatial strategy for residential development within Wealden as a whole. Minor negative effects are expected on SO1 as all development will result in an increase in greenhouse gas emissions, particularly as it is likely any development here would be car dependent. Mitigation measures in the form of EV charging infrastructure for example could assist in lessening any negative impacts from vehicles. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. The effects on SO7 in terms of pollution are likely to be minor negative. In the short to medium term, construction works and traffic are likely to lead to increases in air pollution, although mitigation measures could be implemented. The lack of pedestrian access to sustainable transport and the limited frequency of bus services means that users of the site would rely on private cars to travel to / from the site, which would increase air pollution. This could be mitigated through public transport improvements and EV charging infrastructure. The site is within Flood Zone 1 and is not at risk of fluvial or surface water flooding. It is however within an area of groundwater concern and could therefore be at risk of groundwater flooding. A suitable drainage scheme would be required as part of any development to manage surface water runoff and investigations as to whether groundwater flooding is a risk. However mitigation measures are likely achievable in relation to this. Therefore, minor positive effects are likely for SO3. However, to address climate change adaptation (SO2) in terms of dealing with increased rainfall events and surface water, mitigation measures will need to be identified i.e., SuDS provision and therefore the effects on SO2 are uncertain at this time. Major positive effects are expected on SO18 as the site is proposed for employment provision, although the size of the site limits the degree of positive effects.
Selected / Rejected for allocation	The site has not been taken forward to allocation. The site is isolated and detached from Upper Dicker, an unsustainable settlement according to the settlement hierarchy, and does not relate well to any other sustainable settlement. The site has poor

	access to services and facilities. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden, as a whole, as it is isolated from any sustainable settlement. Although existing employment uses could be supported in this location, the site may need a new vehicular access from the Coldharbour Road to deliver new employment, which may not be suitable for employment development of this scale and is not known whether this could be delivered or achieved.

SHELAA Ref: 887/1310 **SITE:** Knockhatch Farm Cottage, Hempstead Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 887/1310 Name: Knockhatch Farm Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site consists of two areas; one to the west of Hempstead Lane comprising of a large field with the Cuckmere River running adjacent to the northern boundary and one to the east of Hempstead Lane comprising a house and large garden • The site is 24.98ha in size and the applicant is proposing 525 (net) dwellings and 17.56ha of green infrastructure. No details of the proposal have been submitted at this time. • The site is located along Hempstead Lane, which is a rural road with one access point from the A22 that has no public footpaths and contains sporadic development associated with rural businesses. The site is detached from the urban area of Hailsham and any rural settlement and is therefore remote from any local facilities, amenities and public transport. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement and is remote from any rural settlement. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Due to the lack of access to sustainable transport, development of this site will be car dependent and increase emissions from vehicles. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions. However, given the proposed scale of development on this site and the lack of access to sustainable transport, it is likely that there will be major negative effects on this SA Objective as a result of increases in emissions from vehicles.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 887/1310 Name: Knockhatch Farm Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						• Provision of EV infrastructure may help to mitigate some degree of negative effect however residual negative effects will remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • The river Cuckmere and an associated tributary flow along the northern boundary of the site, and there are areas here within Flood Zone 2 and 3a and 3b as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • However, the majority of the site is within Flood Zone 1. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The river Cuckmere and an associated tributary flow along the northern boundary of the site, and there are areas here within Flood Zone 2 and 3a and 3b (functional floodplain) as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The Wealden Strategic Flood Risk Assessment includes allowances for climate change impacts on flood zones and this shows a slightly larger Flood Zone 3a and 3b along the northern boundary than the Environment Agency mapping. • The majority of the site is within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is not at risk of surface water flooding. • The majority of the site is within an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • The site passes the sequential test, and the proposed development of the site is therefore suitable, however a sequential approach to the location of development on site

SUSTAINABILITY OBJECTIVE		Effects				Site No: 887/1310 Name: Knockhatch Farm Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						will need to be taken to direct development first to the areas of the site not at risk of flooding. • Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a and 3b. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that the site is at risk of flooding from multiple sources, effects are considered to be uncertain as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment. • The river Cuckmere and associated tributary flow along the northern boundary of the site and the Cuckmere 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. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site, it is considered there would be major negative effects on this SA Objective, particularly in regard to water supply and wastewater treatment. Early discussions would be required with the water providers if development came forward to ensure there is sufficient capacity of both to serve this scale of development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 887/1310 Name: Knockhatch Farm Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						• Water efficiency measures could assist in reducing some of the negative effects through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is a greenfield site. • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the scale of development is likely to result in the significant disturbance of soil which could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	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'. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

SUSTAINABILITY OBJECTIVE		Effects				Site No: 887/1310 Name: Knockhatch Farm Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • Given the scale of development proposed, there is likely to be a significant increase in traffic and congestion on the road network, particularly as there are no proposals for services and facilities on site and no access to sustainable transport / public transport. • Transport surveys and modelling will be required to ascertain the impact on the road network and identify mitigation measures. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site it is likely to result in a significant number of additional cars on the road. Therefore, major negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The internal field boundaries of the western parcel of land comprise mature hedgerows and hedgerow trees which provide linear wildlife corridors to the wider countryside and Bramble Grove ancient woodland to the west and south. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees to maintain and enhance the green infrastructure network of the site and wider area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • The proposed development is seeking to provide 17.56ha of green infrastructure, however there are no details in relation to this provision at present.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 887/1310 Name: Knockhatch Farm Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be uncertain at this time due to the lack of details around the green infrastructure provision that is proposed. But there is the potential for positive effects.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site however, Bramble Grove Local Wildlife Site adjoins the site's southern boundary. • Bramble Grove ancient woodland (also a Priority Habitat Deciduous Woodland) forms the western boundary of the western parcel of land. • The River Cuckmere Habitat Link Biodiversity Opportunity Area (BOA) runs along the northern boundary of the site and extends into the northern part of the site. • The internal field boundaries of the western parcel of land comprise mature hedgerows and hedgerow trees, which contribute to the biodiversity of the site and provide connectivity to the wider area. • The site is likely to hold biodiversity value that could be negatively affected by development of the scale proposed. This would need to be investigated as part of development and appropriate mitigation provided. • Development could have a significant negative effect on the Local Wildlife Site, the BOA and the ancient woodland. • Suitable and appropriate buffers to the ancient woodland/Priority Habitat Deciduous woodland would be required. • Development would need to carefully consider the priorities and objectives of the BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • Development of the site would need to seek to retain and enhance the existing hedgerows and hedgerow trees within the western part of the site, as they are likely to have biodiversity value. • The proposed development is seeking to provide 17.56ha of green infrastructure, however there are no details in relation to this provision at present.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 887/1310 Name: Knockhatch Farm Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies. • No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time but there is the potential for both negative and positive effects.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate sensitivity particularly in the far western part of the site that has a sense of rural tranquillity, which is the furthest point from the A22 and Knockhatch Adventure Park • The Assessment also notes that the site has a relatively simple landform, and is well contained by woodland and mature field boundaries. The presence of the Cuckmere River and its tributary along the northern boundary and Bramble Grove forming the western boundary of the western parcel of land, means sensitivity is increased in the west of the site. • Developing this site would introduce significant built form into a largely rural area. • 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 west and along the A22 frontage. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a detailed scheme for the site, but accounting for the scale of development proposed, the largely rural character and tranquillity of the area and the potential for landscape mitigation (including the retention and protection of boundary vegetation), the effect on this SA Objective is considered to be, minor negative.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area and there are no listed buildings within the site. • Therefore, no significant effect is expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 887/1310 Name: Knockhatch Farm Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. • The only existing vehicular access is via a field gate off Hempstead Lane. This would require upgrading to serve any development of the site. • The nearest bus stop is at Knockhatch Adventure Park opposite the site, but this is a very limited service (twice a week). The nearest main bus stops are in Hailsham, although there is no pedestrian access. • The site is located along Hempstead Lane, which is a rural road with one access point from the A22 that has no public footpaths. It is considered unlikely that pedestrian access along Hempstead Lane could be achieved. • There is no detail on the provision of any cycle infrastructure. The A22 is a fast road and potentially dangerous for cyclists. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • As it stands the site does not have any access to sustainable transport or active travel modes (walking and cycling). Therefore, the effects on this SA Objective are considered to be major negative at this time.
SO14	HOUSING					• The proposed development of this site for residential has the potential to significantly contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 887/1310 Name: Knockhatch Farm Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						But it is likely that given the scale, a significant amount of these types of homes could be secured. • Therefore, a major positive effect is expected on this SA Objective in terms of housing provision alone.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings). • The nearest health services are in Hailsham however these are not accessible to the site other than by car at present. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • Given the size of the site it is likely that contributions toward these quality improvements could be achieved. • The site is not proposing any health and wellbeing facilities however it is proposing provision of green infrastructure which could provide open and recreational space which will help to improve people's health and wellbeing. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • The lack of specific details for the development of the site means that the effects on this SA Objective are considered to be uncertain at this time, but there is the potential for positive effects.
SO16	QUALITY OF LIFE & PLACE					• Given the scale of development, a significant amount of affordable housing could be provided. • The provision of green infrastructure could also improve the quality of place through improvements to the public realm and local environment.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 887/1310 Name: Knockhatch Farm Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						• Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of development in accordance with relevant policies within the Local Plan. • Given the scale of development, a significant amount of affordable housing could be provided although details of any housing are lacking at present. • Development will need to comply with other Local Plan policies, which will address matters of social deprivation. • With no details in terms of the layout or design of the site or housing type, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO18	ECONOMY & EMPLOYMENT					• The site is proposed for housing and green infrastructure only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. • There is no pedestrian access to Hailsham. • The A22 poses a significant barrier to achieving pedestrian access to Hailsham from the site. There is no form of safe pedestrian access to Hailsham across the A22. • Therefore, the impact on this SA Objective is considered to be major negative.
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction, resulting in a minor positive effect in the short term.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 887/1310 Name: Knockhatch Farm Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						• The nearest school provision is in Hailsham however the site has no existing connectivity to Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The proposed development is not providing any educational provision and so residents would rely on accessing Hailsham for this. Further investigations as to educational capacity would be required. • Given the detachment of the site from Hailsham and any other settlement, and the lack of any sustainable access to the town's educational facilities, the impact on this SA Objective over the longer term is considered to be major negative.

SUMMARY OF RESULTS:	Site No: 887/1310 Name: Knockhatch Farm Cottage, Hempstead Lane, Hailsham, BN27 3PR																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. 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.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham or any other settlement. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. Given that the site is severed from Hailsham and its services and facilities by the A22, has limited existing vehicular access, no pedestrian access and no sustainable transport links, major negative effects are expected on SO1 as this will result in car dependency and therefore an increase in emissions from traffic. Given the size of the site and the proposed scale of development, major negative effects are expected on SO4 in terms of water supply, wastewater treatment provision and water quality. Discussions with the utility providers in regard to water supply and wastewater treatment would be required to ensure the development could be accommodated. As the Cuckmere River and its tributary form the northern boundary of the site, there is the potential for pollution of the river from development i.e. surface water runoff and the river is currently in poor ecological status and failing chemical status. Mitigation measures could be implemented but details are lacking. Major negative effects are expected on SO7 due to the introduction of light pollution to a largely 'darker' area and the increase in cars and congestion on the road network leading to increase in air pollution, in part due to the lack of any sustainable transport linking the site to other settlements i.e. Hailsham. This lack of access to sustainable transport or active travel modes (walking and cycling) also results in a major negative effect on SO13. Major negative effects are also expected on SO19 and SO20 as the site is detached from any town or village centre with no sustainable/active travel links to any settlement and this includes educational provision. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Minor negative effects are also expected on S010 as whilst developing this site would introduce significant built form into a largely rural area, despite the proximity of the site to Hailsham, the site is relatively well screened from the wider landscape and depending on the landscaping / green infrastructure plan mitigation should be possible. But the scale of development in a rural area does mean residual negative effects will likely remain.

	Major positive effects are expected on SO14 given the size of the site and the scale of residential development proposed. This would make a significant contribution to the districts housing need.
Selected / Rejected for allocation	The site is not taken forward for allocation as large-scale development would be unsuitable in this semi-rural location and would be out of character with the surrounding area. Developing this site would introduce significant built form into a largely rural area, despite the proximity of the site to other non-rural uses (Knockhatch Adventure Park). 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 woodland 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. The site is not in conformity with the overall spatial strategy for the district as it is not located within a sustainable settlement and has no sustainable travel access to Hailsham. Whilst the scale of proposed development put forward could address some issues, it is felt that at this time there is insufficient detail to confidently state that access issues and the severance of the site from Hailsham or any other settlement can be suitably mitigated, particularly the provision of pedestrian access along Hempstead Lane and across the A22 to the town. It is considered that the major positive effect for housing does not outweigh the major negative effects and that there are other sites more suitable to meet the Council's housing needs in line with the spatial strategy. However, if the Local Plan proposes large-scale development of this area with associated infrastructure, services and facilities, then the site may be suitable for development.

SHELAA Ref: 927/1310 **SITE:** Old Barn, Hempstead Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 927/1310 Name: Old Barn, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a house, garden and small field, to the west of Hempstead Lane. • The site is 1.93ha in size and proposed for residential development of 30 (net dwellings). • The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and is therefore remote from any local facilities, amenities and public transport. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some degree. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently, albeit there is a house on the site. Intensification of development on the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 927/1310 Name: Old Barn, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						• The site is within Flood Zone 1 as defined by the Environment Agency and the Wealden SFRA and is outside of any areas of groundwater concern. • There is a very small area of surface water flood risk along the eastern boundary of the site however this is unlikely to affect development on site and can be mitigated. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is a very small area of surface water flood risk along the eastern boundary of the site however this is unlikely to affect development on site and can be mitigated. • The site is outside of any area of groundwater concern and is therefore not at risk of groundwater flooding. • The site passes the sequential test and the proposed development is suitable. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that the site is not at risk of flooding from any source and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive.
SO4	WATER RESOURCES & QUALITY					• 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. • There are no watercourses within the site or within close proximity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 927/1310 Name: Old Barn, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site is not classed as agricultural land. • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development

Commented [JM1]: need to mention the impact of pylons either in this section or perhaps quality of place?

Commented [NB2R1]: Think pylons sits better in quality of place

SUSTAINABILITY OBJECTIVE		Effects				Site No: 927/1310 Name: Old Barn, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area although the site is within an area considered to be 'brighter' by CPREs light pollution mapping. It is considered that the impacts can be suitably mitigated. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • There is no access to public transport options, or pedestrian links, to Hailsham within close proximity to the site and therefore the development of this site is likely to create a car dependent development. This will increase air pollution through increased traffic and congestion on the road network. However the impacts may be limited due to the size of the proposed development. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature hedgerows and hedgerow trees on the site boundaries, which provide good wildlife corridors and stepping stones to the wider area, particularly the ancient woodland which adjoins the sites northern boundary. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 927/1310 Name: Old Barn, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. • There are no irreplaceable habitats within the site however Hempstead Farm Shaw ancient woodland adjoins part of the site's northern boundary and Hempstead Farm Shaw 2 ancient woodland lies approx. 110m to the northwest of the site. Both these woodlands are also classed as Priority Habitat Deciduous Woodland. • Development could have an adverse impact on the ancient woodland / Priority Habitat Deciduous Woodland and appropriate and suitable buffers would be required to protect them. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • There are a number of trees and hedgerows located along the site boundaries which provide good wildlife corridors and stepping stones to the wider area, particularly the woodland which adjoins the sites northern boundary. Development would need to seek to retain and enhance these features. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • No detailed scheme for the site has been put forward as of yet and so the effect on this SA Objective is considered uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate sensitivity to residential development due to the presence of the Ancient Woodland on the northern boundary and the Wealdway PRoW that passes along the site's western boundary.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 927/1310 Name: Old Barn, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						• The Assessment also notes that existing development has eroded the historic field pattern along the boundaries of the site, that it has a relatively simple landform and is visually contained by woodland and mature field boundaries from the wider landscape. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • Given the size of the site, is enclosure within the wider landscape and the erosion of the historic field pattern within the area, it is considered there will be no significant effect on this SA Objective provided boundary vegetation is retained, protected and enhanced.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings either within the site or in proximity of the site. • A small part of the east of the site (where existing buildings are located) is located within an Archaeological Notification Area (ANA). This is Hempstead Farm which is a Medieval/post-Medieval farm complex and WW2 crash site. • Development of the site could impact this ANA and careful consideration would be required. • It is considered that the impacts on this SA Objective are uncertain as much will depend on archaeological investigations of the site, should these be required by the County archaeologist
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 927/1310 Name: Old Barn, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						• The site has no access to sustainable transport. The nearest bus stops are in Hailsham but there is no pedestrian access to the town from the site. • The nearest train station is at Polegate, 5.2 miles south of the site, although the only reasonable opportunity to access the station is via a private car. • The Wealdway PRoW passes along the western boundary of the site however this is more for recreational walking than being used to access any settlement on a regular basis. • The site is located along Hempstead Lane, which is a rural road with one access point from the A22 that has no public footpaths. It is considered unlikely that pedestrian access along Hempstead Lane could be achieved. • There is no detail on the provision of any cycle infrastructure. The A22 is a fast road and potentially dangerous for cyclists. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • However, as it stands the site does not have any access to sustainable transport or suitable active travel modes (walking and cycling). Therefore, the effects on this SA Objective are considered to be major negative at this time
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • The site promoter is stating that 35% of the dwellings will be affordable homes, which equates to 11 (net) dwellings. • Therefore, a minor positive effect is expected on this SA Objective in terms of housing provision alone.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings). • The nearest health services are in Hailsham however these are not accessible to the site other than by car at present. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to

SUSTAINABILITY OBJECTIVE		Effects				Site No: 927/1310 Name: Old Barn, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • Given the size of the site, it is unclear whether contributions to quality improvements, or provision of new open / recreational space will be secured. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the size of the proposed development, and the potential for contributions towards health and wellbeing provision, but acknowledging the lack of scheme details at present, the effect on this SA Objective is considered to be uncertain at this time
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • There is likely to be some traffic noise from Hempstead Lane but this is not considered to be significant and mitigation should be achievable. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The proposed development of the site is seeking to provide 35% affordable housing (11 dwellings out of 30) and this is likely to help address some issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities and development design, the impact on this SA Objective is considered to be uncertain at this stage

SUSTAINABILITY OBJECTIVE		Effects				Site No: 927/1310 Name: Old Barn, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. • There is no pedestrian access to Hailsham. • The A22 poses a significant barrier to achieving pedestrian access to Hailsham from the site. There is no form of safe pedestrian access to Hailsham across the A22. • Therefore, the impact on this SA Objective is considered to be major negative
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction, resulting in a minor positive effect in the short term. • The nearest school provision is in Hailsham however the site has no existing connectivity to Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The proposed development is not providing any educational provision and so residents would rely on accessing Hailsham for this. Further investigations as to educational capacity would be required. • Given the detachment of the site from Hailsham and any other settlement, and the lack of any sustainable access to the town's educational facilities, the impact on this SA Objective over the longer term is considered to be major negative.

SUMMARY OF RESULTS:	Site No: 927/1310 Name: Old Barn, Hempstead Lane, Hailsham, BN27 3PR																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. 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.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham or any other settlement. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. Major negative effects are expected on SO13 due to the lack of access to sustainable transport or suitable active travel modes (walking and cycling). Major negative effects are also expected on SO19 and SO20 as the site is detached from any town or village centre with no sustainable/active travel links to any settlement and this includes educational provision. Given that the site is severed from Hailsham and its services and facilities by the A22, has limited existing vehicular access, no pedestrian access and no sustainable transport links, but taking account of the proposed scale of the development, minor negative effects are expected on SO1 as this will result in car dependency and therefore an increase in emissions from traffic. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Given that there is no access to public transport or pedestrian links to Hailsham within close proximity to the site, development here is likely to be a car dependent. Therefore, development is likely to increase air pollution through increased traffic and congestion on the road network having a minor negative effect on S07. Mitigation may be possible but is uncertain. As the site is outside of any flood zones and not at risk of surface water or groundwater flooding, developing this site would place development in a suitable location in terms of flood risk and the sequential test. This means a minor positive effect on SO3. The development of the site would also provide much needed housing, including affordable housing, which would contribute to the district's housing need, albeit this would not be in a sustainable location in terms of transport or the overall spatial strategy for the district. Therefore, minor positive effects are expected on SO14 in regard to housing provision only.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no access to public transport from the development that would allow future residents

	to have a feasible alternative to using the car. Pedestrian access along Hempstead Lane is non existent and there is no scope for this to be provided given the narrow and rural nature of the lane. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities. It is considered that the site's severance from Hailsham or any other settlement cannot be suitably mitigated particularly in relation to the provision of pedestrian access along Hempstead Lane and across the A22 to the town.

SHELAA Ref: 928/1310 **SITE:** Grain Cottage, Hempstead Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 928/1310 Name: Grain Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a house, garden and small fields, with agricultrial buildings • The site is 2.14ha in size and proposed for residential development of 60 (net) dwellings. • The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and is therefore remote from any local facilities, amenities and public transport. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some degree. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently, albeit there is a house and some agricultural buildings on the site. Intensification of development on the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 928/1310 Name: Grain Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						• The site is within Flood Zone 1 as defined by the Environment Agency and the Wealden SFRA. • The northern part of the site is within an area of groundwater concern and therefore may be at risk of groundwater flooding. • There are areas of surface water flood risk within the north of the site, however this is unlikely to affect development on site and can be mitigated. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The northern part of the site is within an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • There are areas of surface water flood risk within the north of the site, however this is unlikely to affect development on site and can be mitigated. • Mitigation measures will need to be provided for the site in terms of surface water runoff as the intensification of development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that part of the site may be at risk of groundwater flooding and that further investigations would be required, it is considered the effects on this SA Objective are uncertain at this time. However, mitigation measures for any flood risk are likely to be achievable.
SO4	WATER RESOURCES & QUALITY					• 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 928/1310 Name: Grain Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						• The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site is not classed as agricultural land. • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development

SUSTAINABILITY OBJECTIVE		Effects				Site No: 928/1310 Name: Grain Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area although the site is within an area considered to be 'brighter' by CPREs light pollution mapping. It is considered that the impacts could be suitably mitigated. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • There is no access to public transport options, or pedestrian links, to Hailsham within close proximity to the site and therefore the development of this site is likely to create a car dependent development. Given the proposed quantum of development on the site, development is likely to increase air pollution through increased traffic and congestion on the road network. Mitigation may be possible but is uncertain. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature hedgerows and hedgerow trees on the site boundaries, which provide good wildlife corridors and stepping stones to the wider area, particularly the ancient woodland which adjoins the sites western boundary. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 928/1310 Name: Grain Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time due to the lack of details of any scheme.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. • There are no irreplaceable habitats within the site however Hempstead Farm Shaw ancient woodland adjoins the site's western boundary and Hempstead Farm Shaw 2 ancient woodland lies approx. 130m to the west of the site. Both these woodlands are also classed as Priority Habitat Deciduous Woodland. • Development could have an adverse impact on the ancient woodland/Priority Habitat Deciduous Woodland and appropriate and suitable buffers would be required to protect them. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • There are a number of trees and hedgerows located along the site boundaries which provide good wildlife corridors and stepping stones to the wider area, particularly Hempstead Farm Shaw. Development would need to seek to retain and enhance these features. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • No detailed scheme for the site has been put forward as of yet and so the effect on this SA Objective is considered uncertain at this time. But there is potential for both negative and positive effects.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate sensitivity to residential development due to the presence of the Ancient Woodland on

SUSTAINABILITY OBJECTIVE		Effects				Site No: 928/1310 Name: Grain Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						the western boundary and the Wealdway PRoW that passes along the site's western and northern boundaries. • The Assessment also notes that existing development has eroded the historic field pattern along the boundaries of the site, that it has a relatively simple landform and is visually contained by woodland and mature field boundaries from the wider landscape. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • Given the size of the site, its enclosure within the wider landscape and the erosion of the historic field pattern within the area, it is considered there will be no significant effect on this SA Objective provided boundary vegetation is retained, protected and enhanced.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings either within the site or in proximity of the site. • A small part of the south of the site (where existing buildings are located) is located within an Archaeological Notification Area (ANA). This is Hempstead Farm which is a Medieval/post-Medieval farm complex and WW2 crash site. • Development of the site could impact this ANA and careful consideration would be required. • It is considered that the impacts on this SA Objective are uncertain as much will depend on archaeological investigations of the site, should these be required by the County archaeologist
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 928/1310 Name: Grain Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. • The site has no access to sustainable transport. The nearest bus stops are in Hailsham but there is no pedestrian access to the town from the site. • The nearest train station is at Polegate, 5.2 miles south of the site, although the only reasonable opportunity to access the station is via a private car. • The Wealdway PRoW passes along the western boundary of the site however this is more for recreational walking than being used to access any settlement on a regular basis. • The site is located along Hempstead Lane, which is a rural road with one access point from the A22 that has no public footpaths. It is considered unlikely that pedestrian access along Hempstead Lane could be achieved. • There is no detail on the provision of any cycle infrastructure. The A22 is a fast road and potentially dangerous for cyclists. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • However, as it stands the site does not have any access to sustainable transport or suitable active travel modes (walking and cycling). Therefore, the effects on this SA Objective are considered to be major negative at this time
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • The site promoter is stating that 35% of the dwellings will be affordable homes, which equates to 21 (net) dwellings. • Therefore, a major positive effect is expected on this SA Objective in terms of housing provision alone.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 928/1310 Name: Grain Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						• The nearest health services are in Hailsham however these are not accessible to the site other than by car at present. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • Given the size of the site, it is likely that contributions to quality improvements, or provision of new open / recreational space could be secured. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the size of the proposed development, and the potential for contributions towards health and wellbeing provision, but acknowledging the lack of scheme details at present, the effect on this SA Objective is considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • There is likely to be some traffic noise from Hempstead Lane, but this is not considered to be significant and mitigation should be achievable. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• The proposed development of the site is seeking to provide 35% affordable housing (21 dwellings out of 60) and this is likely to help address some issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 928/1310 Name: Grain Cottage, Hempstead Lane, Hailsham, BN27 3PR
		S	M	L	Overall	Commentary
						• Due to the lack of detail on the provision of facilities and development design, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. • There is no pedestrian access to Hailsham. • The A22 poses a significant barrier to achieving pedestrian access to Hailsham from the site. There is no form of safe pedestrian access to Hailsham across the A22. • Therefore, the impact on this SA Objective is considered to be major negative
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction, resulting in a minor positive effect in the short term. • The nearest school provision is in Hailsham however the site has no existing connectivity to Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The proposed development is not providing any educational provision and so residents would rely on accessing Hailsham for this. Further investigations as to educational capacity would be required. • Given the detachment of the site from Hailsham and any other settlement, and the lack of any sustainable access to the town's educational facilities, the impact on this SA Objective over the longer term is considered to be major negative.

SUMMARY OF RESULTS:	Site No: 928/1310 Name: Grain Cottage, Hempstead Lane, Hailsham, BN27 3PR																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure

Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. 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.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham or any other settlement. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. Major negative effects are expected on SO13 due to the lack of access to sustainable transport or suitable active travel modes (walking and cycling). Major negative effects are also expected on SO19 and SO20 as the site is detached from any town or village centre with no sustainable/active travel links to any settlement and this includes educational provision. Given that the site is severed from Hailsham and its services and facilities by the A22, has limited existing vehicular access, no pedestrian access and no sustainable transport links, but taking account of the proposed scale of the development, minor negative effects are expected on SO1 as this will result in car dependency and therefore an increase in emissions from traffic. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Given that there is no access to public transport or pedestrian links to Hailsham within close proximity to the site, development here is likely to be a car dependent. Therefore, development is likely to increase air pollution through increased traffic and congestion on the road network having a minor negative effect on S07. Mitigation may be possible but is uncertain. The development of the site would provide much needed housing, including affordable housing, which would contribute to the district's housing need, albeit this would not be in a sustainable location in terms of transport or the overall spatial strategy for the district. Therefore, given the quantum of proposed development, major positive effects are expected on SO14 in regard to housing provision only.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no access to public transport from the development that would allow future residents to have a feasible alternative to using the car. Pedestrian access along Hempstead Lane is non-existent and there is no scope for this to be provided given the narrow and rural nature of the lane. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities.

	It is considered that the site's severance from Hailsham or any other settlement cannot be suitably mitigated particularly in relation to the provision of pedestrian access along Hempstead Lane and across the A22 to the town.

SHELAA Ref: 929/1310 **SITE:** Land at Hempstead Farmhouse, Hempstead Lane, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 929/1310 Name: Land at Hempstead Farmhouse, Hempstead Lane, Hailsham BN27 3PR
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a house, garden and small field. • The site is 0.84ha in size and proposed for residential development, although the site promoter has not submitted details of the quantum of development. • The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and is therefore remote from any local facilities, amenities and public transport. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some degree. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions, however given lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently, albeit there is a house on the site. Intensification of development on the site would introduce further impermeable surfaces, which could

SUSTAINABILITY OBJECTIVE		Effects				Site No: 929/1310 Name: Land at Hempstead Farmhouse, Hempstead Lane, Hailsham BN27 3PR
		S	M	L	Overall	Commentary
						make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • The site is within Flood Zone 1 as defined by the Environment Agency and the Wealden SFRA. • The site is not within an area of groundwater concern. • There is a small area of surface water flood risk on the northern boundary of the site, however this is unlikely to affect development on site and can be mitigated. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1, as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is not within an area of groundwater concern and is therefore not at risk of groundwater flooding. • There is a small area of surface water flood risk on the northern boundary of the site, however this is unlikely to affect development on site and can be mitigated. • Mitigation measures will need to be provided for the site in terms of surface water runoff as the intensification of development will introduce further impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that the site is not at risk of flooding from any source and that suitable mitigation for surface water runoff is likely to be achievable, the effects on this SA Objective are considered to be minor positive.
SO4	WATER RESOURCES & QUALITY					• 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.

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						• There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site is not classed as agricultural land. • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development

SUSTAINABILITY OBJECTIVE		Effects				Site No: 929/1310 Name: Land at Hempstead Farmhouse, Hempstead Lane, Hailsham BN27 3PR
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SO7	POLLUTION					• Development of the site could introduce more light pollution to the area although the site is within an area considered to be 'brighter' by CPREs light pollution mapping. Given the size of the site and the likely quantum of development, it is considered that the impacts could be suitably mitigated. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • There is no access to public transport options, or pedestrian links, to Hailsham within close proximity to the site and therefore the development of this site is likely to create a car dependent development. This will increase air pollution through increased traffic and congestion on the road network. However, the impacts may be limited due to the size of the site and the likely quantum of development. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature hedgerows and trees along the southern and western boundaries of the site, which provide good wildlife corridors and stepping stones to the wider area. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 929/1310 Name: Land at Hempstead Farmhouse, Hempstead Lane, Hailsham BN27 3PR
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						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time due to the lack of details of any scheme.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. • There are no irreplaceable habitats within the site however Hempstead Farm Shaw ancient woodland lies approx. 120m to the north of the site and Hempstead Farm Shaw 2 ancient woodland lies approx. 210m to the north-west of the site. Both these woodlands are also classed as Priority Habitat Deciduous Woodland. • Given the distances to these woodlands, development of the site is unlikely to affect them. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • There are a number of trees and hedgerows located along the site boundaries which provide good wildlife corridors and stepping stones to the wider area, particularly Hempstead Farm Shaw. Development would need to seek to retain and enhance these features. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • No detailed scheme for the site has been put forward as of yet and so the effect on this SA Objective is considered uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate sensitivity to residential development due to existing small scale residential development and some modern agricultural development within the site.

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						• The Assessment also notes that existing development has eroded the historic field pattern along the boundaries of the site, that it has a relatively simple landform and is visually contained by woodland and mature field boundaries from the wider landscape. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • Given the size of the site, its enclosure within the wider landscape and the erosion of the historic field pattern within the area, it is considered there will be no significant effect on this SA Objective provided boundary vegetation is retained, protected and enhanced.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings either within the site or in proximity of the site. • The front of the site (effectively half of the site) is located within an Archaeological Notification Area (ANA). This is Hempstead Farm which is a Medieval/post-Medieval farm complex and WW2 crash site. • Development of the site could impact this ANA and careful consideration would be required. • It is considered that the impacts on this SA Objective are uncertain as much will depend on archaeological investigations of the site, should these be required by the County archaeologist
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 929/1310 Name: Land at Hempstead Farmhouse, Hempstead Lane, Hailsham BN27 3PR
		S	M	L	Overall	Commentary
						• The site has no access to sustainable transport. The nearest bus stops are in Hailsham but there is no pedestrian access to the town from the site. • The nearest train station is at Polegate, 5.2 miles south of the site, although the only reasonable opportunity to access the station is via a private car. • The Wealdway PRoW passes along the western boundary of the site however this is more for recreational walking than being used to access any settlement on a regular basis. • The site is located along Hempstead Lane, which is a rural road with one access point from the A22 that has no public footpaths. It is considered unlikely that pedestrian access along Hempstead Lane could be achieved. • There is no detail on the provision of any cycle infrastructure. The A22 is a fast road and potentially dangerous for cyclists. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • However, as it stands the site does not have any access to sustainable transport or suitable active travel modes (walking and cycling). Therefore, the effects on this SA Objective are considered to be major negative at this time
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • However, there are no details as to the type of housing to be provided (i.e. affordable homes, Lifetime Homes etc.) • Therefore, a minor positive effect is expected on this SA Objective in terms of housing provision alone.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as part of any development as it will accommodate more than 10 (net dwellings). • The nearest health services are in Hailsham however these are not accessible to the site other than by car at present. • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to

SUSTAINABILITY OBJECTIVE		Effects				Site No: 929/1310 Name: Land at Hempstead Farmhouse, Hempstead Lane, Hailsham BN27 3PR
		S	M	L	Overall	Commentary
						funding and increasing construction costs. The existing capacity within the health sector for this area would need to be expanded. • The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Arlington Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Arlington Village Hall Playing Field, Dicker Village Hall and Playing Fields, Arlington Play Area Dicker Play Area). • Given the size of the site, it is likely that contributions to quality improvements, or provision of new open / recreational space could be secured. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Given the size of the site, the potential quantum of development and the potential for contributions towards health and wellbeing provision, but acknowledging the lack of scheme details at present, the effect on this SA Objective is considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • There is likely to be some traffic noise from Hempstead Lane, but this is not considered to be significant and mitigation should be achievable. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of housing types, facilities and development design, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.

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						• However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. • There is no pedestrian access to Hailsham. • The A22 poses a significant barrier to achieving pedestrian access to Hailsham from the site. There is no form of safe pedestrian access to Hailsham across the A22. • Therefore, the impact on this SA Objective is considered to be major negative
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction, resulting in a minor positive effect in the short term. • The nearest school provision is in Hailsham however the site has no existing connectivity to Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The proposed development is not providing any educational provision and so residents would rely on accessing Hailsham for this. Further investigations as to educational capacity would be required. • Given the detachment of the site from Hailsham and any other settlement, and the lack of any sustainable access to the town's educational facilities, the impact on this SA Objective over the longer term is considered to be major negative.

SUMMARY OF RESULTS:	Site No: 929/1310	Name: Land at Hempstead Farm, Hempstead Lane, Hailsham, BN27 3PR																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport • Infrastructure

Cumulative Effects	Hailsham is a sustainable settlement, however the site is isolated from Hailsham by the A22. The site does not conform with the overall spatial strategy for the district. There are a number of sites put forward for development in the vicinity of this site and to the west of the A22. 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.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to Hailsham or any other settlement. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. Major negative effects are expected on SO13 due to the lack of access to sustainable transport or suitable active travel modes (walking and cycling). Major negative effects are also expected on SO19 and SO20 as the site is detached from any town or village centre with no sustainable/active travel links to any settlement and this includes educational provision. Given that the site is severed from Hailsham and its services and facilities by the A22, has limited existing vehicular access, no pedestrian access and no sustainable transport links, but taking account of the proposed scale of the development, minor negative effects are expected on SO1 as this will result in car dependency and therefore an increase in emissions from traffic. Minor negative effects are also expected on SO6 in terms of waste production, although the application of Local Plan policies should mitigate any negative impact. Given that there is no access to public transport or pedestrian links to Hailsham within close proximity to the site, development here is likely to be a car dependent. Therefore, development is likely to increase air pollution through increased traffic and congestion on the road network having a minor negative effect on S07. Mitigation may be possible but is uncertain. As the site is outside of any flood zones and not at risk of surface water or groundwater flooding, developing this site would place development in a suitable location in terms of flood risk and the sequential test. This means a minor positive effect on SO3. The development of the site would also provide much needed housing, including affordable housing, which would contribute to the district's housing need, albeit this would not be in a sustainable location in terms of transport or the overall spatial strategy for the district. Therefore, minor positive effects are expected on SO14 in regard to housing provision only.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is not in conformity with the overall spatial strategy for the district, being located outside any sustainable settlement and with no access to public transport from the development that would allow future residents to have a feasible alternative to using the car. Pedestrian access along Hempstead Lane is non-existent and there is no scope

	for this to be provided given the narrow and rural nature of the lane. Development of this site would create an isolated residential development that is car dependent and isolated from any services and facilities. It is considered that the site's severance from Hailsham or any other settlement cannot be suitably mitigated particularly in relation to the provision of pedestrian access along Hempstead Lane and across the A22 to the town.