Appendix A11c Parish: Buxted

SHELAA Ref: 001/3225 **SITE:** Land East of Coopers Green Road, Ringles Cross

SUSTAINABILITY OBJECTIVE		Effects				Site No: 001/3225 Name: Land east of Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises agricultural land and woodland, some of which is ancient woodland. • The site is 2.76ha in size and the applicant is proposing 90-100 (net) dwellings. • The site lies within the settlement of Ringles Cross, which lies at the northern periphery of Uckfield. • Ringles Cross itself has no services and facilities but is in very close proximity of Uckfield. • The site lies less than 50m from the nearest bus stop on Coopers Green Road, however residents would need to cross the road to reach the footpath on the other side to access the bus stop. Uckfield train station is approx. 2km to the south and can be reached by bus within 8-10 mins. • 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. • Uckfield is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as extensive services and facilities (including retail, leisure and employment). • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 001/3225 Name: Land east of Coopers Green Road, Ringles Cross
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						• 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					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a risk of surface water flooding within the north and east of the site, which would require mitigation. However, the site passes the sequential test in terms of flood risk. • 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. • 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 risk of surface water flooding within the north and east of the site, which would require mitigation. However, the site passes the sequential test in terms of flood risk (with mitigation for surface water flooding) and the proposed use for residential development is appropriate in terms of flood risk.

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						• 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 flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, 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. • The development of this site will significantly 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 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. • At present, there is sufficient headroom within the Uckfield Wastewater Treatment Works catchment to accommodate the site, but the treatment works will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised. • Given that the site is proposed for 90-100 (net) dwellings 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 partly agricultural land but 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 are no known issues with contamination of land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 001/3225 Name: Land east of Coopers Green Road, Ringles Cross
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						• 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 development proposed for the site is likely to introduce more light pollution to the area, which is classed as being a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • 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 less than 50m (less than a 5 min walk) from the nearest bus stop with only an 8-10 min journey time to Uckfield. Buses are also relatively frequent providing a viable,

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						alternative, sustainable transport option to the private car for potential residents. However, any development would have to provide pedestrian access improvements from the site, as currently the footpath is on the opposite side of the road from the site. • 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 as a result of increases in air pollution from construction, but minor positive in the longer term and overall, as the site is less than 50m (less than a 5-minute walk) from public transport and pedestrian access improvements are likely to be achievable.
SO8	GREEN & BLUE INFRASTRUCTURE					• Views Wood Ancient Woodland forms the northern and western parts of the site and also bounds the eastern boundary. There is additional woodland located within the north-eastern and western parts of the site. • This woodland forms a significant part of the site's green infrastructure network as well as the wider green infrastructure network. • Development would need to provide a suitable buffer to protect the ancient woodland however there could be loss of, or damage to, the other woodland and trees on those parts of the site. • Development would need to seek to retain and enhance the woodland and trees on 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. • Due to the potential harm from development on the woodland within then site, major negative effects are expected.
SO9	BIODIVERSITY					• The site is likely to have significant biodiversity value due to the presence of Views Wood Ancient Woodland in the north and west of the site and on the eastern boundary.

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						• Views Wood and the block of non-ancient woodland within the site are classed as Priority Habitat Deciduous woodland as well. • Development of the site on the scale proposed could result in significant adverse impacts on the Priority Habitat, through damage or removal. Views Wood Ancient Woodland would require a suitable buffer for protection. • No detailed scheme for the site has been put forward. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 10% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • Given the extent of coverage on the site by Priority Habitat Deciduous woodland, which extends into the wider area to the south of the site, and the scale of development proposed, the impact is expected to be major negative as there could be adverse effects on the habitat and/or species and suitable mitigation is unlikely to be achieved.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assess the site as having low to moderate sensitivity, in part due to its proximity to existing development and human activity, the site being flat and its limited contribution towards to the separation of settlements. • The site is bounded by residential development to the west and Views Wood ancient woodland to the north and east, which provides enclosure of the site from the surrounding landscape, and it is seen within the context of existing built form in Ringles Cross. • Development will need to comply with other Local Plan policies which address the protection and enhancement of landscape and townscape character. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The scale of development could potentially have an adverse impact on the landscape as it is likely to involve the removal of (non-ancient) woodland and trees, which would reduce the enclosed nature of the site. However, no scheme has been put forward as yet and mitigation measures in line with Local Plan policies could mitigate any adverse effects.

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						• Therefore, the impact on this SA Objective if 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. • However, the Grade II* Listed Busted Historic Park and Garden covers the northern half of the site. • The scale of development proposed would likely have an adverse effect on the Historic Park and Garden, although Local Plan policies to protect heritage assets could mitigate some impacts. • Therefore, it is considered that 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 less than 50m from the nearest bus stop and there is pedestrian access, albeit potential residents would need to cross Coopers Green Road. It is considered that a development of this scale could provide suitable measures to facilitate pedestrian access across the road and provide pedestrian footpaths along the east side of Coopers Green Road. The site therefore has access to sustainable transport. • Journey time to Uckfield by bus, including to the train station, is approx. 8-10 mins. • Buxted Footpath 57a runs east to west along the northern boundary of the site. • 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.

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						• The impact on this SA Objective is considered to be minor positive given the proximity of the site to bus stops and the existing and potential for improved pedestrian access to these, together with access to the train station in Uckfield by bus.
SO14	HOUSING					• The proposed development of the site for 90-100 (net) dwellings has the potential to significantly contribute to the district's identified housing need and is within reach via public transport of a sustainable settlement, in line with the Spatial Strategy. • 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. • The impact on this SA Objective is expected to be a major 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 proposed for more than 10 (net dwellings). • The nearest health services, including a minor injuries Unit, are in Uckfield, approx. 1.9 miles south of the site along Coppers Green Road and London Road to Uckfield High Street. • Access is possible via public transport (buses). • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • The site is not proposing any health and wellbeing facilities or improvements to open space provision within Buxted. However, given the scale of development (90-100 net dwellings) it is highly likely that developer contributions would result from this site for open space requirements, such as play space.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 001/3225 Name: Land east of Coopers Green Road, Ringles Cross
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						• 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 the size of the proposed development, and the fact contributions would likely be secured for health and wellbeing and open space, it is likely there will be a major positive effect on this SA Objective.
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, 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 scale of proposal for the whole site (90-100 net dwellings) 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 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. • Although the scale of development could result in additional services and facilities within Ringles Cross, the site is in such close proximity to and with very good public transport access to Uckfield, that this is unlikely.

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						• Therefore, it is considered there will be no significant effect 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 primary and secondary schools, as well as a college, are in Uckfield, approx. 1.4 miles south of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • 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 the impact is considered to be uncertain on this SA Objective.

SUMMARY OF RESULTS:	Site No: 001/3225	Name: Land east of Coopers Green Road, Ringles Cross																		
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	Ringles Cross itself is an unsustainable settlement however it is within very close proximity to Uckfield is classed as a sustainable settlement in the Settlement Hierarchy. There are a number of sites put forward for development in the vicinity of this site and in Uckfield. 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 located in close proximity to, and with good public transport access to, Uckfield, which is considered a sustainable settlement according to the settlement hierarchy. The site, therefore, conforms with the overall spatial strategy for development within Wealden as a whole. Given the scale of the proposed development (90-100 net dwellings) 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. As a result, major positive effects are expected for SO14, SO15 and SO17. The site is within Flood Zone 1 and is not at risk of fluvial flooding. There is some risk from surface water flooding in the north and east of the site, however it is likely that this could be suitably mitigated through the application of Local Plan policies. A suitable drainage strategy would need to accompany any planning application. 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. The effects on SO7 in terms of pollution are likely to be minor negative in the short to medium term due to increases in air pollution from construction. The scale of development proposed for the site could introduce more light pollution to the area, however the site is close to Uckfield and existing light pollution is likely already present. It is considered that the impacts can be suitably mitigated. The site is less than 50m (less than a 5 min walk) from the nearest bus stop with an 8-10 min bus journey time to Uckfield. Buses are also relatively frequent providing a viable, alternative, sustainable transport option to the private car for potential resident thus helping to reduce air pollution from car use. Overall, a minor positive effect is likely on SO7. Given the proximity of the site to bus stops and the existing and potential for improved pedestrian access to these, together with access to the train station in Uckfield by bus, minor positive effects are expected on SO13 as potential future residents have viable means of public transport within close proximity, facilitating sustainable travel. 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.

	Given that the site is proposed for 90-100 (net) dwellings minor negative effects could be experienced on SO4, although impacts could be 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. At present, there is sufficient headroom within the Uckfield Wastewater Treatment Works catchment to accommodate the site, but the treatment works will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised. The woodland and trees within and adjoining the site, the majority of which is Priority Habitat Deciduous Woodland and Ancient Woodland, covers a large proportion of the site and contributes significantly to the green infrastructure network and biodiversity of the site and the wider area. The scale of the proposed development has the potential to have major negative effects on SO8 and SO9 as it is likely to require the removal of a significant area of woodland, although the Ancient Woodland would be legally protected. Extensive mitigation measures would be required, and it is unlikely the scale of development would be viable alongside such mitigation measures. Minor negative effects are also likely on SO11 as the scale of development proposed would likely have an adverse effect on the Grade II* Listed Busted Historic Park and Garden, which covers the northern half of the site. Again however, this could be mitigated through the application of Local Plan policies and careful design and siting of development.
Selected / Rejected for allocation	The proposal for the site is for 90-100 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 20 (net) dwellings and has been proposed for allocation on this basis. The site is in line with the spatial strategy for the district, being well located in terms of its proximity and public transport access to Uckfield, a sustainable settlement. The site is also well contained within the wider landscape, having a low to moderate sensitivity to development. The ancient woodland (and an area of priority habitat deciduous woodland named Views Wood) within the site and adjacent to the site would need to be retained and protected with a suitable buffer as part of any development. This significantly reduces the developable area of the site. This will not only ensure the green infrastructure network and biodiversity of the site are protected and enhanced through appropriate Local Plan policies, but will also maintain the enclosed nature of the site within the wider landscape. The site is adjacent to SHELAA site 291/3225 and both land parcels can be brought forward comprehensively.

SHELAA Ref: 020/1990 **SITE:** Land at Coopers Green, Buxted Road, Five Ash Down

SUSTAINABILITY OBJECTIVE		Effects				Site No: 020/1990 Name: Land at Coopers Green, Buxted Road, Five Ash Down
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises agricultural land. • The site is 5.46ha in size. • The site is proposed for residential development, but the applicant has not indicated the scale of development. • The site lies in countryside to the east of Five Ash Down, classified as a sustainable settlement within the settlement hierarchy, and is separated from the Five Ash Down by agricultural fields. • Five Ash Down itself has limited services and facilities. It does have a post office and store. • The site is within 300m of the nearest bus stop, which can be accessed via existing footpaths. The bus service from Five Ash Down is regular (hourly/half hourly) Mon – Sun with a journey time to Uckfield of approx. 6 mins. • 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. • Uckfield is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as extensive services and facilities (including retail, leisure and employment). • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), 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: 020/1990 Name: Land at Coopers Green, Buxted Road, Five Ash Down
		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 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. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 020/1990 Name: Land at Coopers Green, Buxted Road, Five Ash Down
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						• 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. • Given the size of the site, development will significantly increase the demand for water consumption and wastewater treatment, although no scale of development has been put forward as yet. • The site is not within a groundwater source protection zone. • 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. • Given the size of the site but acknowledging the absence of any details as to the proposed scale of any development, 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 agricultural land but 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 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: 020/1990 Name: Land at Coopers Green, Buxted Road, Five Ash Down
		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					• Although there are no details for the scale of development, given the sites size and its location within the countryside separated from any settlement, it is likely that any development would introduce significant 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. However, it is considered that the impacts can be suitably mitigated and that the proximity of the site to a bus stop an offers alternative to the private car as a means of reaching other settlements, services and facilities. • The site is within 300m of the nearest bus stop, approx. a 5 min walk, and there is existing pedestrian access. Buses are frequent and have a journey time to Uckfield of approx. 6mins, providing a sustainable transport option to the private car for potential residents.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 020/1990 Name: Land at Coopers Green, Buxted Road, Five Ash Down
		S	M	L	Overall	Commentary
						• 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 as a result of increases in air pollution from construction and the impact of light pollution given the site's size. Given the sites size and proximity to sustainable transport, with pedestrian access, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are significant trees located within the site (in particular within the western field) and along the site boundaries, together with hedgerows. These 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.
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 significant trees and hedgerows located along the site boundaries, and trees within the western field, which provide good wildlife corridors and stepping stones to the wider area and contribute toward the site's biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 020/1990 Name: Land at Coopers Green, Buxted Road, Five Ash Down
		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. • 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 to high sensitivity to residential development, due to the presence of the Grade II* Listed Historic Park and Garden (Buxted Park) that is located to the south of the site; two Grade II Listed Buildings (Coopers Green Farmhouse and Pottery) that lie to the south west of the site and the sites prominence in the wider landscape due to its elevated position. • The impact is considered to be major negative as development would be highly visible given the sites elevated position and sloping topography, having an adverse impact on the wider landscape which is unlikely to be able to be mitigated. There may also be adverse impacts on the setting of the listed buildings and Buxted Park.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site however the Grade II* Listed Historic Park and Garden (Buxted Park) is located to the south of the site and two Grade II Listed Buildings (Coopers Green Farmhouse and Pottery) lie to the southwest of the site. • Development of the site has the potential to adversely impact on the setting of the listed buildings and Buxted Park. • However, mitigation measures and the application of relevant Local Plan policies may be able to address this, although the elevated nature of the site makes this unlikely. • Therefore, it is considered there will be minor negative effects on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 020/1990 Name: Land at Coopers Green, Buxted Road, Five Ash Down
		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 within 300m, or approx. a 5 min walk, of the nearest bus stop and there is existing pedestrian access along the northern side of the A272, where the site is located. The footpath could benefit from being widened, however. • There is no train station, the nearest being in Uckfield, which can be reached via bus. • Journey times to Uckfield, including the train station, by bus are approx. 8-10 mins and bus services run hourly and half hourly Monday to Sunday. • Maresfield can also be reached by bus within approx. 11 mins. • Buxted Footpath 42 runs north to south along the eastern boundary of the site. • 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 on this SA Objective is considered to be minor positive given the proximity of the site to bus stops and the existing and potential for improved pedestrian access to these, together with access to the train station in Uckfield by bus.
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 and the site is within reach via public transport of a sustainable settlement, in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward yet by the site promoter. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing

SUSTAINABILITY OBJECTIVE		Effects				Site No: 020/1990 Name: Land at Coopers Green, Buxted Road, Five Ash Down
		S	M	L	Overall	Commentary
						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, including a minor injuries Unit, are in Uckfield, approx. 2 miles south of the site along Coppers Green Road and London Road to Uckfield High Street. • Access is possible via public transport (buses). • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • The site is not proposing any health and wellbeing facilities or improvements to open space provision within Buxted. • 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 open space requirements, such as play space 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, it is likely there will be a major 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 020/1990 Name: Land at Coopers Green, Buxted Road, Five Ash Down
		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 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 not proposing any retail floorspace. • The site does not contain any retail floorspace so there is no loss. • The size of the site and the potential scale of development that could come forward could result in additional services and facilities in Five Ash Down, however the site is in close proximity to and with very good public transport access to Uckfield, and so this is unlikely. • Therefore, it is considered there will be no significant effect on this.
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The nearest primary and secondary schools, as well as a college, are in Uckfield, approx. 1.4 miles south of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 020/1990 Name: Land at Coopers Green, Buxted Road, Five Ash Down
		S	M	L	Overall	Commentary
						planning area in isolation would require the provision of a new educational facility. Therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • 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 the impact is considered to be uncertain on this SA Objective.

SUMMARY OF RESULTS:	Site No: 020/1990	Name: Land at Coopers Green, Buxted Road, Five Ash Down																		
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	Five Ash Down is classed as a sustainable settlement despite its lack of services and facilities as it does have a convenience store, open various hours Monday to Sunday, because it is extremely close to Uckfield (another sustainable settlement) and has a very frequent bus service to the town. There are a number of sites put forward for development in the vicinity of this site and in Uckfield. 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 located within a 5 min walk to Five Ash Down which has a convenience store and very good public transport access to Uckfield. Both Five Ash Down and Uckfield are classed as sustainable settlements in the settlement hierarchy and the site therefore conforms 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. As a result, major positive effects are expected for SO14, SO15 and SO17. 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, particularly as the site slopes down from the north and west to a low point in the southeast corner. 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. The effects on SO7 in terms of pollution are likely to be minor negative in the short to medium term due to increases in air pollution from construction. The size of the site and the potential development which could come forward could introduce more light pollution to the area, however it is considered that the impacts can be suitably mitigated through the implementation of relevant Local Plan policies. The site is within 300m, approx. a 5 min walk, of the nearest bus stop with an 8-10 min bus journey time to Uckfield. Buses are frequent, providing a viable, alternative, sustainable transport option to the private car for potential resident thus helping to reduce air pollution from car use. Overall, a minor positive effect is likely on SO7. Given the proximity of the site to a bus stop and the existing and potential for improved pedestrian access, together with access to the train station in Uckfield by bus, minor positive effects are expected on SO13 as potential future residents have viable means of public transport within close proximity, facilitating sustainable travel. 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. Minor negative effects are expected on SO11 as development of the site would likely have adverse impacts on the setting of the Grade II* Listed Historic Park and Garden (Buxted Park) to the south of the site and two Grade II Listed Buildings (Coopers Green Farmhouse and Pottery) to the southwest of the site. Mitigation measures and the application of relevant Local Plan policies may be able to address this, although the elevated nature of the site makes this unlikely. Major negative effects are likely on SO10 as the site is located within the countryside to the east of Five Ash Down; is separated from the settlement by agricultural fields and is highly exposed within the wider landscape due to its elevated position. The site has a rural character and any development would be highly visible in the surrounding landscape. It is unlikely, given the sites elevated position and sloping topography, that mitigation measures would be successful. It is considered that residential development in this location would have a detrimental impact on the rural setting and character of Five Ash Down/Coopers Green and upon Buxted Park.
Selected / Rejected for allocation	The site is rejected for allocation. Despite the site's potential to contribute towards the housing need for the district, and its location within close proximity to sustainable settlements and transport, it is considered that residential development in this location would have an unacceptable detrimental impact on the rural setting and character of Five Ash Down/Coopers Green and upon the Grade II* Listed Historic Park and Garden at Buxted Park that cannot be adequately mitigated.

SHELAA Ref: 026/3225

SITE: Land Opposite Roundwood, Coopers Green Road, Ringles Cross

SUSTAINABILITY OBJECTIVE		Effects				Site No: 026/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises a former racing track and football pitch. • The site is 1.04ha in size. • The site is proposed for residential development, but the applicant has not stated the scale of development. • The site lies within the settlement of Ringles Cross, which lies at the northern periphery of Uckfield. • Ringles Cross itself has no services and facilities but is in very close proximity of Uckfield. • The site lies within 150m of the nearest bus stop, located on Five Ash Down Road to the north, however residents would need to cross the road to reach the footpath on the other side to access the bus stop. Uckfield train station is approx. 2km to the south and can be reached by bus within 8-10 mins. • 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. • Uckfield is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as extensive services and facilities (including retail, leisure and employment). • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 026/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
						• 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					• 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. Therefore, the site passes the sequential test in terms of flood risk. • 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. • 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 no risk from surface water flooding. • The site passes the sequential test in terms of flood risk 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 026/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
						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 mitigation for the management of surface water runoff, 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. • The 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 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. • The site is within the Uckfield WTW catchment. At present, there is sufficient headroom within the Uckfield Wastewater Treatment Works catchment to accommodate the site, but the treatment works will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised. • Acknowledging the absence of any details as to the proposed scale of any development, effects are considered uncertain at this time. 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 026/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		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					• Development of the site could introduce light pollution to the area; however, the site is close to Uckfield and existing light pollution is likely present. The site is within an area classed as being 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. • The site is within 150m of the nearest bus stop, less than a 5-minuite walk, although residents would have to cross the road to use the footpath. Development could provide pedestrian access improvements to the bus stop. Buses are frequent and have a journey

SUSTAINABILITY OBJECTIVE		Effects				Site No: 026/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
						time to Uckfield of approx. 6mins, providing a sustainable transport option to the private car for potential residents. • 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 as a result of increases in air pollution from construction. Given the sites proximity and potential for pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are trees located along the site's western boundary and within the western part of the site (classified as Priority Habitat Deciduous Woodland) and these form a significant part of the site's green infrastructure network as well as the wider green infrastructure network, providing connectivity and wildlife corridors, particularly to wider areas of Priority Habitat Deciduous Woodland to the south and east and Views Wood ancient woodland to the east. • Development would need to seek to retain and enhance the Priority Habitat Deciduous Woodland on the site's western boundary 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.
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. • Priority Habitat Deciduous Woodland lies within the west of the site and on the western boundary and forms part of a larger block to the south and east of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 026/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
						• The woodland and trees provide good wildlife corridors and stepping stones to the wider area and contribute toward the site's biodiversity. • Development would need to retain, protect and enhance the Priority Habitat. • 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 assess the site as having low to moderate sensitivity, in part due to its proximity to existing development and human activity, the site being flat and its limited contribution towards to the separation of settlements. • The site is bounded by residential development to the west, beyond Ringles Cross Road and Views Wood ancient woodland / Priority Habitat Deciduous Woodland to the east, which provides enclosure of the site from the surrounding landscape, and it is seen within the context of existing built form in Ringles Cross. • Development will need to comply with other Local Plan policies which address the protection and enhancement of landscape and townscape character. • Mitigation measures will need to be identified in accordance with the relevant Local Plan 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.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area and there are no listed buildings within the site. • Views Wood adjoining the sites eastern and southern boundaries lies within the Grade II* listed Buxted Historic Park and Garden and there is the potential that any development

SUSTAINABILITY OBJECTIVE		Effects				Site No: 026/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
						could have an adverse impact on its setting, although Local Plan policies to protect heritage assets could mitigate some impacts. • 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.
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 150m of the nearest bus stop and this is accessible via existing footpaths, albeit potential residents would need to cross Coopers Green Road. Development of the site could provide suitable measures to facilitate pedestrian access across the road and provide pedestrian footpaths along the east side of Coopers Green Road. The site therefore has access to sustainable transport. • Journey time to Uckfield by bus, including to the train station, is approx. 8-10 mins. • There is no PRoW within the site or in close proximity. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to bus stops and the existing and potential for improved pedestrian access to these, together with access to the train station in Uckfield by bus.
SO14	HOUSING					• Developing the site for housing would contribute to the district's identified housing need and is within reach via public transport of a sustainable settlement, in line with the Spatial Strategy. • 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 sites size, it is likely to contribute modestly to the district's housing need and therefor a minor positive effect is expected on this SA Objective. This will be enhanced

SUSTAINABILITY OBJECTIVE		Effects				Site No: 026/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
						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 may require a Health Impact Assessment as part of any development if it is proposed for more than 10 (net) dwellings. • The nearest health services, including a minor injuries Unit, are in Uckfield, approx. 1.9 miles south of the site along Coppers Green Road and London Road to Uckfield High Street. • Access is possible via public transport (buses). • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • Existing provision in Buxted for grass pitch based sport in terms of quality and ancillary provision is poor with a latent demand of 1 x Match Equivalent Session (MES) required currently and a greater need is anticipated going forward. • The site is not proposing any health and wellbeing facilities or improvements to the current open space and sports pitch deficits in Buxted. It is unclear whether any contribution to such facilities would result from the development of this site. • The development of this site would involve the loss of a recreational playing field. • 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 the size of the site, the loss of a recreational playing field and lack of details as to any re-provision, taking into account the slight deficit in amenity greenspace within the parish, the effects on this SA Objective are considered to be minor negative 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 026/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of design and 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 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. • Although the development of the site could result in additional services and facilities within Ringles Cross, the site is in such close proximity to and with very good public transport access to Uckfield, that this is unlikely. • Therefore, it is considered there will be no significant effect 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 primary and secondary schools, as well as a college, are in Uckfield, approx. 1.4 miles south of the site and accessible by public transport (buses).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 026/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
						• Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • 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 the impact is considered to be uncertain on this SA Objective.

SUMMARY OF RESULTS:	Site No: 026/3225	Name: Land opposite Roundwood, Coopers Gren Road, Ringles Cross																		
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	Ringles Cross itself is an unsustainable settlement however it is within very close proximity to Uckfield, which is classed as a sustainable settlement in the Settlement Hierarchy. There are a number of sites put forward for development in the vicinity of this site and in Uckfield. 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 located in close proximity to, and with good public transport access to, Uckfield, which is considered a sustainable settlement according to the settlement hierarchy. The site, therefore, conforms with the overall spatial strategy for development within Wealden as a whole. Whilst there are no details of the scale and type of residential development to be brought forward on this site, its development for housing will make a modest contribution to the district's housing requirement and therefore a minor positive effect is expected on SO14. Given the proximity of the site to a bus stop and the existing and potential for improved pedestrian access to it, together with access to the train station in Uckfield by bus, minor positive effects are expected on SO13 as potential future residents have viable means of public transport within close proximity, facilitating sustainable travel. The site is within Flood Zone 1 and is not at risk of fluvial flooding. It also has no existing surface water or groundwater flood risk. Therefore, minor positive effects are likely for SO3. As development of the site would likely introduce some areas of impermeable surfacing, a suitable drainage strategy would need to accompany any planning application. 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. The effects on SO7 in terms of pollution are likely to be minor negative in the short to medium term due to increases in air pollution from construction. Development of the site could introduce more light pollution to the area; however, the site is close to Uckfield and existing light pollution is likely already present. It is considered that the impacts can be suitably mitigated. The site is within 150m of the nearest bus stop with an 8-10 min bus journey time to Uckfield. Buses are also relatively frequent providing a viable, alternative, sustainable transport option to the private car for potential resident thus helping to reduce air pollution from car use. Overall, a minor positive effect is likely on SO7. 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.

	Whilst there is a lack of detail on the scale of development proposed for the site, any development will increase pressure on water resources and minor negative effects could be experienced on SO4, although impacts could be 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. At present, there is sufficient headroom within the Uckfield Wastewater Treatment Works catchment to accommodate the site, but the treatment works will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised.
Selected / Rejected for allocation	This site is not selected for allocation. The Council's 2022 Playing Pitch and Outdoor Sports Strategy identifies that existing provision in Buxted Parish for grass pitch-based sports in terms of quality and ancillary provision is poor with a latent demand of 1 x Match Equivalent Session (MES) required currently and a greater need is anticipated going forward. The development of this site would result in the loss of a playing field with extant planning use, in a Parish where further provision is required and should not be taken away. No evidence has been submitted by the applicant to demonstrate that the playing pitch could be reprovisioned in an alternative location.

SHELAA Ref: 027/1840 **SITE:** Lower Totease Farm, Framfield Road, Buxted

SUSTAINABILITY OBJECTIVE		Effects				Site No: 027/1840 Name: Lower Totease Farm, Framfield Road, Buxted
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently a car storage business with associated buildings. • The site is 0.44ha in size. • The site is proposed for residential development (9 net dwellings) and the retention of the existing business. • The site lies on the southwestern periphery of Buxted, within the proposed development boundary for the settlement. • The site is within 50m of the nearest bus stop, which is located on Gordon Road to the north of the site. • There is no existing pedestrian access to the site as the only footways are on the opposite side of Framfield Road from the site and these do not extend to the site. • Buxted train station lies 400m to the northwest of the site. • There is no existing pedestrian access to either the bus stop or train station. • 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. • Buxted is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as a good range of services and facilities (including retail and community). • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and has access to bus and train services. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements, 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: 027/1840 Name: Lower Totease Farm, Framfield Road, Buxted
		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. Therefore, the site passes the sequential test in terms of flood risk. • The site is brownfield and covered with impermeable surfacing i.e. existing hardstanding and buildings associated with its current use. • Intensification of development could maintain or extend this coverage and therefore the site could be vulnerable to the adverse effects of climate change i.e. overheating and surface water flood risk. • 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 no risk from surface water flooding. • The site passes the sequential test in terms of flood risk and the proposed use for residential and employment 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 there is existing hard surfacing throughout the site and the intensification of development could exacerbate this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 027/1840 Name: Lower Totease Farm, Framfield Road, Buxted
		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 mitigation for the management of surface water runoff, 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. • The sites current use will have a level of water consumption attached to it however the intensification of the site through residential development 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 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. • Given that this site is proposed for 9 (net) dwellings and the continued employment use, 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 existing use of the site could mean there is potential land contamination, and this would need further investigation as part of any development proposals. • This is a brownfield site and its proposed re-development for housing and potentially an employment use represents an efficient use of land. • It also offers opportunities to restore some natural land to the site i.e. gardens.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 027/1840 Name: Lower Totease Farm, Framfield Road, Buxted
		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. • Given the proposed development of this site represents an efficient use of already developed brownfield land, it is considered there will be minor positive effects 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 site is on the edge of the existing built form of Buxted and therefore any potential light pollution will be minimal, and it is considered that mitigation measures can address any residual issues. The site is within an area of the district classed as being 'brighter' by CPREs light pollution mapping. • 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. However, it is considered that the impacts can be suitably mitigated and that the proximity of the site to both bus and train services offers alternatives to the private car as a means of reaching other settlements, services and facilities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 027/1840 Name: Lower Totease Farm, Framfield Road, Buxted
		S	M	L	Overall	Commentary
						• Should the existing employment use remain as part of the development, there could be potential noise issues for future residents of the houses. Mitigation measures will be required. • 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 but no significant impact in the long term and overall, due to the relatively small size of the development and its proximity to the train station and bus services.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are mature hedgerows and trees located on the boundaries of the site but otherwise the site is devoid of any green infrastructure. • The re-development of this site provides opportunities to include green infrastructure within its design and layout, which could positively affect this SA Objective. • 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 minor positive, though much would depend on the scheme brought forward.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site however areas of Priority Habitat Deciduous woodland lie a short distance to the south of the site. • The site is not within a Biodiversity Opportunity Area (BOA) however the River Uck and its Headwaters BOA adjoins the southern boundary of the site. • There are no irreplaceable habitats within the site however Taylors Shaw ancient woodland lies a short distance to the south of the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 027/1840 Name: Lower Totease Farm, Framfield Road, Buxted
		S	M	L	Overall	Commentary
						• The mature hedgerows and trees located on the boundaries of the site contribute to the biodiversity of the site and provide connectivity to the wider area. • The re-development of this site provides opportunities to include the creation of habitats to improve biodiversity within its design and layout, which could positively affect this SA Objective. • 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. • The impact on this SA Objective is considered to be minor positive, though much would depend on the scheme brought forward.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having low sensitivity to residential development, in part due to its proximity to existing development, the recreation ground and its current use as a car storage business. • The site is bounded by residential development fronting onto Framfield Road to the north and northwest residential dwelling and Buxted Recreation ground to the southwest and agricultural land to the south. • The redevelopment of this site for housing is unlikely to have a significant adverse effect on the landscape or townscape as it is well contained. • There is likely to be no significant impact on this SA Objective from the redevelopment of this site. Development would be seen against the existing built form of this part of Buxted.
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. • It is considered there will be no significant impact 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 027/1840 Name: Lower Totease Farm, Framfield Road, Buxted
		S	M	L	Overall	Commentary
						• 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 50m of the nearest bus stop and 400m of the train station, although pedestrian access is at present not possible as the footpath on the opposite side of the road from the site does not extend to the site. • Improvements to pedestrian access through extending the existing and/or providing new footpaths and crossing points would be required as part of any development. • Notwithstanding this, the site does have access to sustainable transport. • However, development of the site is still likely to result in some degree of increase in car use to reach services and facilities, although this could be mitigated over time with improvements to the public transport provision. • There is no PRoW close to, or running through, the site. • 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 on this SA Objective is considered to be minor positive given the proximity of the site to the train station and bus stop although a footpath would be required on the south side of Framfield Road if achievable. If this is unachievable then a pedestrian crossing would be required to provide connectivity to the existing footpath on the north side of Framfield Road together with a footpath extension.
SO14	HOUSING					• The proposed development of the site for 9 (net) dwellings has the potential to contribute to the district's identified housing need and is within a sustainable settlement in line with the Spatial Strategy. • 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. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 027/1840 Name: Lower Totease Farm, Framfield Road, Buxted
		S	M	L	Overall	Commentary
						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 not require a Health Impact Assessment as it is for less than 10 (net) dwellings. • The nearest health services are in Buxted and so the site is in very close proximity to these. • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • The site is not proposing any health and wellbeing facilities or improvements to the current open space and sports pitch deficits in Buxted. It is unclear whether any contribution to such facilities would result from the development of this site. • The site is however adjacent to a recreation ground and if access is achievable from the site, this would positively benefit the residents of the site. • 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 the size of the proposed development, it is considered there would 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 027/1840 Name: Lower Totease Farm, Framfield Road, Buxted
		S	M	L	Overall	Commentary
						• 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 and the potential retention of the existing business in some form. • Therefore, jobs may be created in the short term in relation to construction, as well as some jobs being retained, having a minor positive effect 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 in close proximity to the services and facilities in Buxted, together with public transport, so future residents would have good access to the village centre. • However, given the proposed development of 9 (net) dwellings, it is considered there will be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • Buxted has a pre-school and a primary school. The nearest secondary schools, as well as a college, are in Uckfield, approx. 1.2 miles south of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 027/1840 Name: Lower Totease Farm, Framfield Road, Buxted
		S	M	L	Overall	Commentary
						therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the proposed development of 9 (net) dwellings it is considered there will be no significant effect on this SA Objective over the long term.

SUMMARY OF RESULTS:	Site No: 027/1840 Name: Lower Totease Farm, Framfield Road, Buxted																			
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	Buxted is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around Buxted. 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 on the periphery of Buxted, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site is located within the proposed settlement boundary for Buxted. The site therefore conforms with the overall spatial strategy for development within Wealden as a whole. 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, a minor positive effect is expected on SO3 as surface water flood risk mitigation measures are likely to be possible. The development of this brownfield site represents an efficient use of land and also presents opportunities to add some natural features into the site, helping to restore soil health in conjunction with relevant Local Plan polices. Therefore, a minor positive effect is expected on SO5. Minor positive effects are also expected on SO8 and SO9 as at present there is little in the way of biodiversity and green infrastructure on site. The redevelopment of the site, together with the application of the relevant Local Plan policies, presents opportunities to improve and create habitats for biodiversity, particularly given the need to provide at least 20% BNG on. There are also opportunities to protect and enhance the mature hedgerows and trees on the site's boundaries to improve green infrastructure and connectivity to the wider area. The development of this site for housing would require the existing vehicular/pedestrian access to be widened to gain the visibility splays required to serve a greater quantum of development. If possible, development will be required to extend pedestrian footpaths to the site to improve pedestrian access to Buxted and to the bus stop and train station. Notwithstanding this, the site is within 50m of a bus stop and 400m of the train station, meaning minor positive effects on SO13 as future residents have access to sustainable transport as well as the village centre of Buxted. The proposed development is for a relatively small amount of housing, but this will still contribute towards the district's housing need and so a minor positive effect is expected on SO14. This will be enhanced through the provision of affordable homes. As the site also seeks to potentially retain the existing employment use in some form, minor positive effects are also expected on SO18.

	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.
Selected / Rejected for allocation	The proposal for the site is for 9 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would be appropriate for up to 10 (net) dwellings and has been proposed for allocation on this basis. The site is in line with the spatial strategy for the district, being well located in terms of its proximity and public transport access to Buxted, a sustainable settlement. The site is also well contained within the wider landscape, having a low to moderate sensitivity to development. The development of the site for housing would need to consider highways improvements for an upgraded vehicular access and provision of new pedestrian access along Framfield Road. Development would also be required to safeguard the vehicular access to the Buxted Recreation Ground located to the southwest of the site. The site may also be required to consider noise generated from the existing business, should this remain following the redevelopment of the site and provide mitigation.

SHELAA Ref: 045/1990 **SITE:** Land at Belfort House, Five Ash Down

SUSTAINABILITY OBJECTIVE		Effects				Site No: 045/1990 Name: Land at Belfort House, Five Ash Down
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently a residential dwelling, garden and paddock. • The site is 0.49ha in size. • The site is proposed for residential development however the applicant has not provided an indication of the quantum of development. • The site lies at the eastern periphery of Five Ash Down, classified as a sustainable settlement within the settlement hierarchy, behind existing linear development located to the east of Five Ash Down Road. • Five Ash Down itself has limited services and facilities. It does have a post office and convenience store. • The site is within 150m of the nearest bus stop on Five Ash Down Road, which can be accessed via existing footpaths. The bus service from Five Ash Down is regular (hourly/half hourly) Mon – Sun with a journey time to Uckfield of approx. 6 mins. • 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. • Uckfield is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as extensive services and facilities (including retail, leisure and employment). • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), 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: 045/1990 Name: Land at Belfort House, Five Ash Down
		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 mixed use and has some level of impermeable surfaces (associated with the residential dwelling) however the intensification of development would introduce further areas of 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 the intensification of 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: 045/1990 Name: Land at Belfort House, Five Ash Down
		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.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The sites current use will have a level of water consumption attached to it however the intensification of the site through residential development 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 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. • Given the size of the site, and the lack of detail as to the quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative 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. • This is a mixture of greenfield land (the paddock) and brownfield land (the dwelling and garden). • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 045/1990 Name: Land at Belfort House, Five Ash Down
		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					• Although the site is located in an area of the district classed as being 'darker' by CPREs light pollution mapping, the sites size means that is it unlikely that any significant light pollution would be introduced, and it is likely that mitigation measures can be implemented. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • 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, however any negative effects are likely to be in the short to medium term as well. • The site is within 150m of the nearest bus stop, less than a 5-minute walk, and there is existing pedestrian access. Buses are frequent and have a journey time to Uckfield of approx. 6mins, providing a sustainable transport option to the private car for potential residents. • 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 but minor positive in the longer term and overall, as the site is within a 5 min walk of public transport helping to reduce air pollution from travel and its size and location means

SUSTAINABILITY OBJECTIVE		Effects				Site No: 045/1990 Name: Land at Belfort House, Five Ash Down
		S	M	L	Overall	Commentary
						light pollution would be minimal, particularly with the application of other relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• There is some limited vegetation located within the site. • There are hedgerows and trees located on the site boundaries, in particular the southern boundary. These 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 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. • The site is within 7km of the Ashdown Forest Special Protection Area (SPA) and therefore mitigation for recreational impacts will be required of any development. This includes a potential contribution to Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) Strategy. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 045/1990 Name: Land at Belfort House, Five Ash Down
		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.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies behind existing linear development which extends along Five Ash Down Road. The built form here is linear. • The Landscape Sensitivity Assessment 2023 assesses the site as having low to moderate sensitivity to residential development primarily due to the existing development on site and the modern residential development to the west of the site along Five Ash Down Road, which detracts from the rural character of the immediate area. • The Landscape Sensitivity Assessment 2023 also notes that the site is well enclosed from the wider 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. • Given the size of the site and the findings of the Landscape Sensitivity Assessment 2023, it is considered that development would not have a significant adverse effect on the wider landscape due to the enclosed nature of the site, which is well screened by existing vegetation which should be retained. • There may be some degree of adverse effect on townscape as the development of this site would represent a move away from the existing linear built form on the east side of Five Ash Down Road. • However, given the size of the site and its well enclosed landscape setting, it is considered there would be no significant effect on this SA Objective from development on this site.
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. • It is considered there will be no significant impact on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 045/1990 Name: Land at Belfort House, Five Ash Down
		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 within 150m of the nearest bus stop, less than a 5-minute walk, and this is accessible via existing footpaths along Five Ash Down Road from the site. • Bus journey to Uckfield, and the train station, is approx. 10 minutes. • Buxted train station is approx. 2km to the southeast of the site (approx. a 30-minute walk) and there is pedestrian access to the train station, although it is unclear whether people would walk to access it. • Uckfield train station lies approx. 3.2km to the south of the site and is accessible by bus from the site with a journey time of 15-minutes and a half hourly service Monday to Saturday and an hourly service on Sundays. • The site therefore has access to sustainable transport and to a higher order sustainable settlement by public transport. • Given the size of the site, any increase in car use is likely to be minimal particularly given the proximity of the site to a bus service. • There is no PRoW close to, or running through, the site. • At present the existing vehicular/pedestrian access into the site is too narrow to serve a greater quantum of development than the existing. A new vehicular/pedestrian access would need to be gained, potentially from land to the south (Site 058/1990) but no agreement is in place at present. • If access can be resolved, then there would be a positive effect on this SA Objective due to the site's proximity to sustainable transport in the form of a bus service and a train service in Buxted and Uckfield. However, due to the lack of detail regarding gaining suitable vehicular/pedestrian access at this time, the impacts are considered to be uncertain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 045/1990 Name: Land at Belfort House, Five Ash Down
		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 and is within a sustainable settlement (Five Ash Down) in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward yet by the site promoter. • Given the size of the site and the scale of potential development, development here would make a small contribution to the districts housing need 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 nearest health services are in Buxted and Uckfield, both accessible via public transport (buses). • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • Existing provision in Buxted for grass pitch-based sport in terms of quality and ancillary provision is poor with a latent demand of 1 x Match Equivalent Session (MES) required currently and a greater need is anticipated going forward. • The site is not proposing any health and wellbeing facilities or improvements to open space provision within Buxted. • It is unclear whether any contribution to such facilities would result from the development of this site, given its size. • Any development of 10 (net) or more dwellings will require a Health Impact Assessment. • 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: 045/1990 Name: Land at Belfort House, Five Ash Down
		S	M	L	Overall	Commentary
						• Given the size of the site, it is considered there would 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 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. • Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION					• The nearest primary and secondary schools, as well as a college, are in Uckfield, approx. 1.4 miles south of the site and accessible by public transport (buses).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 045/1990 Name: Land at Belfort House, Five Ash Down
		S	M	L	Overall	Commentary
	& SKILLS					• Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • 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, given the scale of development proposed, there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 045/1990 Name: Land at Belfort House, Five Ash Down																			
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	Five Ash Down is classed as a sustainable settlement despite its lack of services and facilities as it does have a convenience store, open various hours Monday to Sunday, because it is extremely close to Uckfield (another sustainable settlement) and has a very frequent bus service to the town. It is also close to Buxted, another sustainable settlement, although there is no direct bus service to Buxted. There are a number of sites put forward for development in the vicinity of this site and in Uckfield and Buxted. 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 within a 5 min walk to Five Ash Down which has a convenience store and very good public transport access to Uckfield. Both Five Ash Down and Uckfield, as well as Buxted, are classed as sustainable settlements in the settlement hierarchy and the site therefore conforms with the overall spatial strategy for development within Wealden as a whole. The current vehicular access from Five Ash Down Road is not considered suitable to serve further residential development of the site. A new vehicular access would need to be gained, potentially from the site to the south which is submitted as site 058/1990. The existing pedestrian access could be improved. Further work would be required. 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 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, taking account of the fact the site slopes slightly from north to south. 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. In terms of pollution, there are no issues within the district in relation to air quality and air pollution, although this does not mean that air pollution cannot arise in future through development. However, the site is within close proximity of public transport and there is pedestrian access to bus stops along Five Ash Down Road, although the existing pedestrian access to/from the site would need to be improved. This gives people an alternative to the car which could reduce air pollution. The site is also close to existing development and given the size of the site, any potential light pollution is likely to be minimal and could be suitably mitigated with the application of Local Plan policies. There are no watercourses within the proximity of the site and the site is not within a groundwater source protection zone and therefore potential water pollution is likely to be minimal and mitigation measures could be implemented. Therefore, a minor positive effect is expected on SO7.

	Although the site is small, its 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.
Selected / Rejected for allocation	The site is rejected for allocation as it has not been confirmed that a suitable vehicular access can be delivered, and it is not considered that a suitable vehicular access can be achieved via third party land.

SHELAA Ref: 058/1990 **SITE:** Land at The Walled Garden, Five Ash Down

SUSTAINABILITY OBJECTIVE		Effects				Site No: 058/1990 Name: Land at The Walled Garden, Five Ash Down, TN22 3AJ
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises agricultural land. • The site is 1.56ha in size and the applicant is proposing 40 (net) dwellings. • The site lies at the eastern periphery of Five Ash Down, classified as a sustainable settlement within the settlement hierarchy, behind existing linear development located to the east of Five Ash Down Road. • Five Ash Down itself has limited services and facilities but is classed as a sustainable settlement in the settlement hierarchy, mainly due to its very good public transport links to Uckfield, a higher order sustainable settlement in the settlement hierarchy. It does have a post office and convenience store. • The site is within 50m of the nearest bus stop on Five Ash Down Road (less than a 5-minute walk), which can be accessed via existing footpaths. The bus service from Five Ash Down is regular (hourly/half hourly) Mon – Sun with a journey time to Uckfield of approx. 6 mins. • 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. • Uckfield is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as extensive services and facilities (including retail, leisure and employment). • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), 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: 058/1990 Name: Land at The Walled Garden, Five Ash Down, TN22 3AJ
		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 greenfield land at present and development will introduce some level of impermeable surfaces on site 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 058/1990 Name: Land at The Walled Garden, Five Ash Down, TN22 3AJ
		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.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Given the proposed scale of development, it is likely that significant pressure will be placed on the demand for water consumption and wastewater treatment. • The site is within the Uckfield wastewater treatment works (WWTWs) catchment, which presently has headroom for growth but will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised. • The site is not within a groundwater source protection zone. • 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. • 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 agricultural land but 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 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: 058/1990 Name: Land at The Walled Garden, Five Ash Down, TN22 3AJ
		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					• Given the proposed scale of development and the sites location east of Five Ash Down, it is likely that any development would introduce significant light pollution to the area. The site is within an area of the district classed by CPREs light pollution mapping as being darker. It is likely that the application of relevant Local Plan policies will mitigate any impacts. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • 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, however any negative effects are likely to be in the short to medium term as well. • The site is within 50m (less than a 5-minute walk) of the nearest bus stop and there is existing pedestrian access. Buses are frequent and have a journey time to Uckfield of approx. 6mins, providing a sustainable transport option to the private car for potential residents. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 058/1990 Name: Land at The Walled Garden, Five Ash Down, TN22 3AJ
		S	M	L	Overall	Commentary
						the longer term and overall, as the site is within a 5 min walk of public transport helping to reduce air pollution from travel.
SO8	GREEN & BLUE INFRASTRUCTURE					• There is some vegetation located within the site but there are significant trees and hedgerows present on the site boundaries. • A number of trees on the eastern boundary are subject to a group Tree Protection Order (No, 8, 200). • 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 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. • The site is within 7km of the Ashdown Forest Special Protection Area (SPA) and therefore mitigation for recreational impacts will be required of any development. This includes a potential contribution to Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) Strategy. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 058/1990 Name: Land at The Walled Garden, Five Ash Down, TN22 3AJ
		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 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 site lies behind existing linear development which extends along Five Ash Down Road. The built form here is linear. • The Landscape Sensitivity Assessment 2023 assesses the site as having low to moderate sensitivity to residential development primarily due to its enclosed character through mature woodlands (to east and south) and hedgerows on the boundaries to the site. • The Landscape Sensitivity Assessment 2023 also notes the site is adjacent to existing modern residential development to the west, which detracts from the rural character of the immediate area. • There are also overhead cables running north/south through the eastern part of the site, which add a human influence and lessen sensitivity to some degree. • 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. • There may be some degree of adverse effect on townscape as the development of this site would represent a move away from the existing linear built form on the east side of Five Ash Down Road. • Given the proposed scale of development there may be a degree of townscape impact as it would be a deviation from the existing intact linear settlement pattern. • Given the enclosed nature of the site, it is unlikely that the scale of 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 058/1990 Name: Land at The Walled Garden, Five Ash Down, TN22 3AJ
		S	M	L	Overall	Commentary
						• Therefore, it is considered that the effects on this SA Objective are uncertain at this time as it would depend on the details of any development scheme coming forward and the application of Local Plan policies and mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • A cluster of Grade II listed buildings (including Coopers Green House and Treleaven) lies to the south-east of the site and the Grade II listed Coopers Cross House lies to the south-west, although intervisibility is limited due to screening by mature hedgerows and trees. This indicates some degree of higher sensitivity, although the site is well screened from the listed buildings and development should not affect their setting, according to the Landscape Sensitivity Assessment 2023. • Any development would need to consider the heritage setting of the listed buildings when siting buildings. • Other policies within the Local Plan will address matters of protecting and enhancing historic character and cultural heritage and any development will need to be in compliance with the relevant policies. • Given the scale of the development proposed and acknowledging the lack of a detailed scheme at this time, the impacts on this SA Objective are considered to be uncertain.
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 50m of the nearest bus stop, and this is accessible via existing footpaths along Five Ash Down Road from the site. • Bus journey to Uckfield, and the train station, is approx. 10 minutes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 058/1990 Name: Land at The Walled Garden, Five Ash Down, TN22 3AJ
		S	M	L	Overall	Commentary
						• Buxted train station is approx. 2km to the southeast of the site (approx. a 30-minute walk) and there is pedestrian access to the train station, although it is unclear whether people would walk to access it. • Uckfield train station lies approx. 3.2km to the south of the site and is accessible by bus from the site with a journey time of 15-minutes and a half hourly service Monday to Saturday and an hourly service on Sundays. • The site therefore has access to sustainable transport and to a higher order sustainable settlement by public transport. • The proposed scale of development does suggest that car use may increase, although given the sites proximity, and good access, to good public transport this could be minimised. • There is no PRoW close to, or running through, the site. • Although a vehicular access exists to the site, the main access to serve any development would need to be provided from The Walled Gardens on the Five Ash Down (road). It is likely that this could be achieved. • Given that the site has good access to a bus stop, with a short journey time to Uckfield, a higher order sustainable settlement, it is considered that there will be minor positive effects on this SA Objective. The proposed development may also contribute to improvements to public transport.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is within a sustainable settlement (Five Ash Down) in line with the Spatial Strategy. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 058/1990 Name: Land at The Walled Garden, Five Ash Down, TN22 3AJ
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The nearest health services are in Buxted and Uckfield, both accessible via public transport (buses). • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • Existing provision in Buxted for grass pitch-based sport in terms of quality and ancillary provision is poor with a latent demand of 1 x Match Equivalent Session (MES) required currently and a greater need is anticipated going forward. • The site is not proposing any health and wellbeing facilities or improvements to open space provision within Buxted, however given the proposed scale of development contributions to provision/improvements may be achievable. • The site would require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • 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: 058/1990 Name: Land at The Walled Garden, Five Ash Down, TN22 3AJ
		S	M	L	Overall	Commentary
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 not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• The nearest primary and secondary schools, as well as a college, are in Uckfield, approx. 1.4 miles south of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 058/1990 Name: Land at The Walled Garden, Five Ash Down, TN22 3AJ																			
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	Five Ash Down is classed as a sustainable settlement despite its lack of services and facilities as it does have a convenience store, open various hours Monday to Sunday, because it is extremely close to Uckfield (a higher order sustainable settlement) and has a very frequent bus service to the town. It is also close to Buxted, another sustainable settlement, although there is no direct bus service to Buxted. There are a number of sites put forward for development in the vicinity of this site and in Uckfield and Buxted. 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 within a 5 min walk to Five Ash Down which has a convenience store and very good public transport access to Uckfield. Both Five Ash Down and Uckfield, as well as Buxted, are classed as sustainable settlements in the settlement hierarchy and the site therefore conforms with the overall spatial strategy for 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. 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. It is considered that there could be minor negative effects on S04 given the scale of the proposed development (40 (net) dwellings). However, mitigation measures and the application of Local Plan policies should provide mitigation. 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, taking account of the fact the site slopes slightly from north-west to south-west. 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. In terms of pollution, there are no issues within the district in relation to air quality and air pollution, although this does not mean that air pollution cannot arise in future through development. However, the site is within close proximity of public transport and there is pedestrian access to bus stops along Five Ash Down Road. This gives people an alternative to the car which could reduce air pollution. The site is with an area of the district considered to be ‘darker’ and given the size of the proposed development this could introduce a degree of light pollution. However, mitigation measures are likely to be achievable. There are no watercourses within the proximity of the site and the site is not within a groundwater source protection zone and therefore potential water pollution is likely to be minimal and mitigation measures could be implemented. Therefore, a minor positive effect is expected on SO7.

	Given the sites proximity, and good pedestrian access, to public transport it is expected that there would be minor positive effects on SO13 even if there is a degree of car use. 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.
Selected / Rejected for allocation	The proposal for the site is for 40 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 20 (net) dwellings and has been proposed for allocation on this basis. The site is within a sustainable location for growth, close to good public transport services and access via public transport to higher order sustainable settlements i.e. Uckfield. The site is also well enclosed within the landscape although any development will need to protect and enhance the boundary vegetation to maintain this enclosure, and is not at risk of flooding from any source, with mitigation possible to manage surface water runoff. An outline planning application for 33 (net) dwellings under reference WD/2021/1419/MAO was recently dismissed at planning appeal in 2023. The principal reason for this decision was the potential impact on the setting of the listed building (Coopers Farmhouse) to the southwest due to the scheme's design and density. The reduced quantum of development should resolve this issue, combined with careful design and siting of development within the site.

SHELAA Ref: 113/1990 **SITE:** Willows Sawmill, Millwood Lane, Five Ash Down

SUSTAINABILITY OBJECTIVE		Effects				Site No: 113/1990 Name: Willows Sawmill, Millwood Lane, Five Ash Down, TN22 3AS
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises a sawmill and woodland. • The site is 1.22ha in size and the applicant is proposing a mixed use development of residential and business use, although no specific information on dwellings or employment units has been provided. • The site lies at the western periphery of Five Ash Down Road and is separated from the main part of the settlement by a large agricultural field to the east. • Five Ash Down itself has limited services and facilities but is classed as a sustainable settlement in the settlement hierarchy, mainly due to its very good public transport links to Uckfield, a higher order sustainable settlement in the settlement hierarchy. It does have a post office and convenience store. • The site is within 400m of the nearest bus stop on Five Ash Down Road (approx. a 5-minute walk), however this cannot be reached on foot due to the lack of footpaths along Millwood Lane. • The bus service from Five Ash Down is regular (hourly/half hourly) Mon – Sun with a journey time to Uckfield of approx. 6 mins. • 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. • Uckfield is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as extensive services and facilities (including retail, leisure and employment). • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement however it does not have pedestrian access to sustainable transport despite the proximity of the bus stop. • 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 Uckfield, increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 113/1990 Name: Willows Sawmill, Millwood Lane, Five Ash Down, TN22 3AS
		S	M	L	Overall	Commentary
						• 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					• 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 at present but there are some areas of impermeable surfaces (buildings and hardstanding associated with the sawmill) however the intensification of development would introduce further areas of 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 and commercial 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 the intensification of development will introduce further impermeable surfaces. Other

SUSTAINABILITY OBJECTIVE		Effects				Site No: 113/1990 Name: Willows Sawmill, Millwood Lane, Five Ash Down, TN22 3AS
		S	M	L	Overall	Commentary
						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 major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The sites current use will have a level of water consumption attached to it however the intensification of the site through residential and employment development will increase the demand for water consumption and wastewater treatment. • The site is within the Uckfield wastewater treatment works (WWTWs) catchment, which presently has headroom for growth but will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised. • The site is not within a groundwater source protection zone. • 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. • Given the size of the site, and the lack of detail as to the quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative 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 classed as being greenfield but there is an existing commercial use.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 113/1990 Name: Willows Sawmill, Millwood Lane, Five Ash Down, TN22 3AS
		S	M	L	Overall	Commentary
						• Given its current use, there is the potential for contamination within the site and remediation works would be required if the site was to be redeveloped from its current use. • The disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. However, the redevelopment of the site could provide opportunities to improve soil health by removing some of the existing hardstanding. • 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 potential for land contamination within the site, and the lack of details as to any scheme design etc. the impact on this SA Objective is considered uncertain at this time.
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 an area of the district considered to be 'darker' in CPREs light pollution mapping and development could introduce light pollution. However, given the size of the site, light pollution is likely to be minimal and it is likely that mitigation measures could be implemented. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • 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, however any negative effects are likely to be in the short to medium term as well.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 113/1990 Name: Willows Sawmill, Millwood Lane, Five Ash Down, TN22 3AS
		S	M	L	Overall	Commentary
						• There is an element of air pollution associated with the current use of the site due to the vehicles connected to the current commercial use of the site. • The site is within 400m, or a 5 minute walk, of a bus stop and therefore has access to sustainable transport which could help reduce car use and potential air pollution however there is no existing pedestrian access to the bus stop and it is considered that this will not be achievable given the narrowness of Millwood Lane and the inability to widen the road or provide footpaths along it. • The site is bounded to the north-west by the A26, and there could be noise pollution from traffic which would require mitigation if this site was to be redeveloped from its current use to residential. • If the site was redeveloped for a mixed-use scheme, the noise from the existing business 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. • The impacts on this SA Objective are likely to be minor negative in the short to medium term due to the potential for air pollution during construction, however any potential light pollution is likely to be minimal and could be mitigated through the application of other relevant Local Plan policies. • In the longer term, given the lack of existing pedestrian access to/from the site and public transport and the inability to achieve this, the impacts on this SA Objective are also likely to be minor negative, although mitigation measures such as EV charging infrastructure could address this.
SO8	GREEN & BLUE INFRASTRUCTURE					• The existing woodland within the north-eastern corner of the site and the mature trees and hedgerows located on the site boundaries provide wildlife corridors and stepping stones to the wider area, contributing to the green infrastructure network of the site and wider area. • Development of the site would need to seek to retain, protect and enhance the existing woodland and the hedgerows and 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 113/1990 Name: Willows Sawmill, Millwood Lane, Five Ash Down, TN22 3AS
		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 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. • There is an area of Priority Habitat Deciduous Woodland just to the south of the site, on the opposite side of Millwood Lane. • The site is within 7km of the Ashdown Forest Special Protection Area (SPA) and therefore mitigation for recreational impacts will be required of any development. This includes a potential contribution to Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) Strategy. • The woodland, trees and hedgerows within the site, and on the site boundaries, contribute to the biodiversity of the site and provide connectivity to the wider area. • However, given the existing use of the site, the presence of wildlife may be limited. • The development of this site may provide opportunities for biodiversity enhancements, particularly as any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • The impacts on this SA Objective are considered to be uncertain at this time. There are likely to be positive effects in regard to the provision of BNG but there could be negative effects if the existing woodland, trees and hedgerows are not retained, protected and enhanced. Much will depend on the details of any scheme which comes forward and the implementation of other Local Plan polices.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies at the western periphery of Five Ash Down Road and is separated from the main part of the settlement by a large agricultural field to the east. Residential development lies adjacent to the site to the south-east and an agricultural field to the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 113/1990 Name: Willows Sawmill, Millwood Lane, Five Ash Down, TN22 3AS
		S	M	L	Overall	Commentary
						north-east. The A26 bounds the north-western boundary and Millwood Lane bounds the southern boundary. • The Landscape Sensitivity Assessment 2023 assesses the site as having low sensitivity to residential and commercial development primarily due to the site being flat and enclosed by mature trees and hedgerows, the presence of existing commercial development within the site, the lack of heritage features or historic field patterns, and the site's proximity to the A26 which influences overall tranquillity across the site. • 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. • Given the existing use of the site, its location in relation to the A26 and the findings of the Landscape Sensitivity Assessment 2023, it is considered that development would not have a significant adverse effect on the wider landscape due to the enclosed nature of the site, which is well screened by existing vegetation which should be retained. • Any development would need to retain, protect and enhance the mature trees and hedgerows, and together with new planting, use this to integrate development into the landscape, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. • Any development would also need to be set back from Millwood Lane to fit in with the existing low density residential settlement pattern here. • Therefore, it is it is considered there would be no significant effect on this SA Objective from development on this site, following the landscape mitigation discussed.
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. • It is considered there will be no significant impact 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 113/1990 Name: Willows Sawmill, Millwood Lane, Five Ash Down, TN22 3AS
		S	M	L	Overall	Commentary
						• 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					• Whilst the site is within 400m (approx. a 5 min walk) of the nearest bus stop, there is no existing pedestrian access along Millwood Lane to enable people to reach it. • Given the width of Millwood Lane it is highly unlikely that any pedestrian access in the form of footpaths could be provided. • Buxted train station is approx. 2.5km to the east of the site but this would only be realistically accessed via private car use form the site. • There is an existing vehicular access to the site. • The site does not have suitable access to sustainable modes of transport, despite its proximity to a bus stop. • Therefore, a minor negative effect is expected on this SA Objective.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is within a sustainable settlement (Five Ash Down) in line with the Spatial Strategy. • 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, the potential scale of residential development here would make a relatively significant contribution to the districts housing need 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 nearest health services are in Buxted and Uckfield, and whilst in theory these are both accessible via public transport (buses) from the site, there are no footpaths along Millwood Lane, and no potential to provide any, to facilitate pedestrian access. • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to

SUSTAINABILITY OBJECTIVE		Effects				Site No: 113/1990 Name: Willows Sawmill, Millwood Lane, Five Ash Down, TN22 3AS
		S	M	L	Overall	Commentary
						extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • Existing provision in Buxted for grass pitch-based sport in terms of quality and ancillary provision is poor with a latent demand of 1 x Match Equivalent Session (MES) required currently and a greater need is anticipated going forward. • The site is not proposing any health and wellbeing facilities or improvements to open space provision within Buxted. • It is unclear whether any contribution to such facilities would result from the development of this site, given its size. • Any development of 10 (net) or more dwellings will require a Health Impact Assessment. • If employment development is provided alongside residential development, this could have an adverse impact on people's health and wellbeing through noise nuisance for example. Mitigation measures would be required. • 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 lack of access via sustainable transport to health care facilities and the lack of any details as to the scheme to be brought forward on the site, the effects on this SA Objective are 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. • However, if employment development is provided alongside residential development, this could have an adverse impact on people's quality of life, depending on the type of employment provision. Mitigation measures would be required. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 113/1990 Name: Willows Sawmill, Millwood Lane, Five Ash Down, TN22 3AS
		S	M	L	Overall	Commentary
						• 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 mixed use development, residential and business use, although the type of business use is not specified. • The development of the site is likely to create jobs in the short to medium term through construction. • Given the above, a minor positive effect is expected 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. • Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• The nearest primary and secondary schools, as well as a college, are in Uckfield, approx. 1.4 miles south of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 113/1990 Name: Willows Sawmill, Millwood Lane, Five Ash Down, TN22 3AS
		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, given the scale of development proposed, there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 113/1990 Name: Willows Saw Mill, Millwood Lane, Five Ash Down																			
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	Five Ash Down is classed as a sustainable settlement despite its lack of services and facilities as it does have a convenience store, open various hours Monday to Sunday, because it is extremely close to Uckfield (a higher order sustainable settlement) and has a very frequent bus service to the town. It is also close to Buxted, another sustainable settlement, although there is no direct bus service to Buxted. There are a number of sites put forward for development in the vicinity of this site and in Uckfield and Buxted. 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 on the western periphery of Five Ash Down Road and is separated from the main part of the settlement by a large agricultural field to the east. The site is located within a 5 min walk to Five Ash Down which has a convenience store and very good public transport access to Uckfield, but there is no pedestrian connectivity along Millwood Lane. The site is also outside the proposed development boundary for Five Ash Down. It therefore does not conform with the overall spatial strategy for the district. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing and SO18 Economy & Employment** Given the size of the site, the potential scale of residential development here would make a relatively significant contribution to the districts housing need. The site is proposed for mixed use development, residential and business use, although the type of business use is not specified. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste andSO7 Pollution** 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. The site has access to sustainable transport which could help reduce car use and potential air pollution however there is no existing pedestrian access to the bus stop and it is considered that this will not be achievable given the narrowness of Millwood Lane and the inability to widen the road or provide footpaths along it.

	No significant effect: SO10 Landscape and Townscape; SO11 Historic & Cultural Heritage; SO19 Town & Village Centre and SO20 Education & Skills The 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. Whilst the site is within a short distance of a sustainable settlement and public transport, there is no pedestrian connectivity along Millwood Lane and it is very unlikely that this could be achieved.

SHELAA Ref: 146/1840 **SITE:** Land East of Great Totease Farm, Church Road, Buxted

SUSTAINABILITY OBJECTIVE		Effects				Site No: 146/1840 Name: Land east of Great Totease Farm, Church Road, Buxted
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a single field in agricultural use. • The site is 0.8ha in size and being promoted for residential development of 20 (net) dwellings. • The site lies on the edge of Buxted, and to the north of a recently built housing site (WD/2009/1466/MAJ). • The site is within the proposed development boundary for Buxted. • The site is within 200m of the nearest bus stop, which is located on the High Street to the south of the site. • Buxted Rail Station lies approximately 250m to the south of the site. • There is no existing pedestrian access to either the bus stop or train station. • 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. • Buxted is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as a good range of services and facilities (including retail and community). • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and within the proposed development boundary for Buxted. • Whilst the site is within close proximity and walking distance to public transport, the lack of pedestrian access is an issue. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements 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: 146/1840 Name: Land east of Great Totease Farm, Church Road, Buxted
		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 and is therefore not at risk of groundwater flooding. • Therefore, the site passes the sequential test in terms of flood risk. • The site is greenfield and development will 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 is no risk from surface water flooding or groundwater flooding. • The site passes the sequential test in terms of flood risk 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 146/1840 Name: Land east of Great Totease Farm, Church Road, Buxted
		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 mitigation for the management of surface water runoff, 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. • The site is not within a groundwater source protection zone. • 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. • Given the size of the site, and the proposed quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage.
SO5	SOIL, LAND & MINERALS					• The site is in agricultural use however it is not classified under the Agricultural Land Classification (ALC). • 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: 146/1840 Name: Land east of Great Totease Farm, Church Road, Buxted
		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					• The site is located within an area of the district deemed to be 'brighter' by CPREs light pollution mapping. The introduction of development of this scale is unlikely to have a significant effect on light pollution and it is considered that mitigation will be possible through Local Plan policies. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • 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, however any negative effects are likely to be in the short to medium term as well. • The site is within 200m of a bus stop and 250m of Buxted train station however pedestrian access to both does not exist at present. Opportunities could exist to provide pedestrian access to both through the adjacent development to the south. This would provide a viable alternative to using the car as residents would be able to walk to sustainable transport, helping to reduce air pollution. • 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: 146/1840 Name: Land east of Great Totease Farm, Church Road, Buxted
		S	M	L	Overall	Commentary
						• The impacts on this SA Objective are likely to be minor negative in the short to medium term but minor positive in the longer term and overall, provided pedestrian access to the bus stop and train station can be achieved.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are hedgerows and trees located on the site boundaries 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. • 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					• The site is likely to have significant biodiversity value as it is located wholly within the River Uck and its Headwaters BOA. • 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. • There are no designated biodiversity sites within the site or in close proximity. • There are no irreplaceable habitats within the site or in close proximity. • The site is within 7km of the Ashdown Forest Special Protection Area (SPA) and therefore mitigation for recreational impacts will be required of any development. This includes a potential contribution to Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) Strategy.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 146/1840 Name: Land east of Great Totease Farm, Church Road, Buxted
		S	M	L	Overall	Commentary
						• The trees and hedgerows on the site boundaries 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 biodiversity, 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 low to moderate sensitivity as the site is visible across the landscape to the north, and the Grade II listed building, Totease Farmhouse, lies to the immediate east of the site, although this is well screened by existing mature trees. • An appropriate landscape buffer would be required in the north of the site, otherwise, development on the site should be seen against the backdrop of the village and the new development in this location. • The Grade II listed building, Totease Farmhouse, lies to the immediate east of the site, but is well screened by existing mature trees. However, it is considered that any new residential development should be largely located to the west of the site. • 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. • Given the above and provided suitable landscape mitigation for the north of the site is provided as part of any development, it is likely there would be no significant impact on this SA objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The Grade II listed building, Totease Farmhouse, lies to the immediate east of the site, but is well screened by existing mature trees. However, it is considered that any new residential development should be largely located to the west of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 146/1840 Name: Land east of Great Totease Farm, Church Road, Buxted
		S	M	L	Overall	Commentary
						• The site is not within a Conservation Area. • The site is adjacent to an Archaeological Notification Area (ANA) (Great Totease Farm). • Any development would need to consider the heritage setting of the listed building when designing the scheme layout and landscaping. • Given the scale of the development proposed and acknowledging the lack of a detailed scheme at this time, the impacts on this SA Objective are considered to be uncertain.
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 will not impact any PRoW. • The site is within 200m of the nearest bus stop and 250m of Buxted train station providing viable alternatives to the car to access other settlements. • It is also in walking distance to the services and facilities within Buxted itself. • Whilst there is no existing pedestrian access to the site and public transport, it is considered that this could be achieved through the adjacent site at Iron Plat Lane. • Given the proximity of the site to public transport but acknowledging that details around pedestrian access would need to be addressed, the effects on this SA Objective are expected to be minor positive.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is within a sustainable settlement (Buxted) in line with the Spatial Strategy. • 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 proposed quantum of housing, development here would make a relatively significant contribution to the districts housing need in a sustainable location and

SUSTAINABILITY OBJECTIVE		Effects				Site No: 146/1840 Name: Land east of Great Totease Farm, Church Road, Buxted
		S	M	L	Overall	Commentary
						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 is within close proximity of health services within Buxted. • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • Existing provision in Buxted for grass pitch-based sport in terms of quality and ancillary provision is poor with a latent demand of 1 x Match Equivalent Session (MES) required currently and a greater need is anticipated going forward. • The site is not proposing any health and wellbeing facilities or improvements to open space provision within Buxted, however given the proposed scale of development contributions to provision/improvements may be achievable. • The site would require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • 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 development, 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 146/1840 Name: Land east of Great Totease Farm, Church Road, Buxted
		S	M	L	Overall	Commentary
						• 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 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. • Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • However, the development of this site would place future residents within close proximity of the village centre of Buxted and its services and facilities. • And it is considered that pedestrian access through the adjacent development at Mead Lane and Iron Plat Lane could be achieved and offer access to the village centre. • Therefore, it is considered that there will be a minor positive effect on this SA Objective.
SO20	EDUCATION & SKILLS					• The nearest primary school is Buxted Church of England Primary School, located approx. 0.7miles to the west of the site. However, this may not be considered a walkable distance for primary school children. • The nearest secondary schools, as well as a college, are in Uckfield, approx. 2.6 miles south of the site and accessible by public transport (buses).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 146/1840 Name: Land east of Great Totease Farm, Church Road, Buxted
		S	M	L	Overall	Commentary
						• Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • Given the size of the site and proposed development it is considered there would be no significant effect on this SA Objective.

SUMMARY OF RESULTS:	Site No: 146/1840	Name: Land east of Great Totease Farm, Church Road, Buxted, TN22 4LA																		
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	Buxted is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around Buxted. 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 on the edge of Buxted, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site is located within the proposed settlement boundary for Buxted. The site therefore conforms with the overall spatial strategy for development within Wealden as a whole. 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, a minor positive effect is expected on SO3 as surface water flood risk mitigation measures are likely to be possible. Minor positive effects are likely in regard to SO7 due to the fact the site is close to sustainable transport offering alternatives to the car and within walking distance of the village centre of Buxted. However, it is acknowledged that pedestrian access to these requires improvements. Light pollution is likely to be minimal and capable of being mitigated, and the site is within an area already classed as being 'brighter' that the surrounding landscape. The development of this site for housing would require the provision of a new vehicular and pedestrian access via Mead Lane or Iron Plat Lane, however, this is considered as achievable. Notwithstanding this, the site is within 200m of a bus stop and 250m of the train station, meaning minor positive effects on SO13 as future residents have access to sustainable transport as well as the village centre of Buxted. The proposed development is for a reasonable amount of housing which will contribute towards the district's housing need and so a minor positive effect is expected on SO14. This will be enhanced through the provision of affordable homes. The site is also within walking distance, subject to pedestrian access being delivered, of Buxted Village centre and there has access to its services and facilities, having a minor positive effect on SO19. 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. Minor negative effects are also expected on SO9 due to the site's location within the River Uck and its Headwaters BOA. However, mitigation measures through the Local Plan policies may lessen any negative effects but this is uncertain at this time. Development is still going to result in the loss of some land within a BOA.

Selected / Rejected for allocation	The site is taken forward for allocation for 20 (net) dwellings as it is in line with the spatial strategy for the district, being well located in terms of its proximity to Buxted, a sustainable settlement, and public transport (bus and train services). The site is also well contained within the wider landscape, having a low to moderate sensitivity to development. The development of the site for housing will need to carefully consider the site's location within the River Uck and its Headwaters BOA and ensure that the priorities and objectives of the BOA are taken into account and appropriate mitigation measures implemented to ensure no net loss of biodiversity and a minimum of 20% biodiversity net gain.

SHELAA Ref: 181/1840 **SITE:** Westbury, Limes Lane, Buxted

SUSTAINABILITY OBJECTIVE		Effects				Site No: 181/1840 Name: Westbury, Limes Lane, Buxted, TN22 4PA
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a residential dwelling and garden and lies at the eastern periphery of Buxted; however, Limes Lane detaches the site from the main settlement. • The site is 0.55ha in size and being promoted for residential development of 16 (net) dwellings. • The site is within the proposed development boundary for Buxted. • The site is within 200m of the nearest bus stop, which is located south-west of the site. • Buxted Rail Station lies approximately 700m to the west of the site. • There is no existing pedestrian access to either the bus stop or train station as there are no footpaths on Limes Lane. • 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. • Buxted is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as a good range of services and facilities (including retail and community). • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and within the proposed development boundary for Buxted. • Whilst the site is within close proximity and walking distance to public transport, the lack of pedestrian access is an issue. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements 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: 181/1840 Name: Westbury, Limes Lane, Buxted, TN22 4PA
		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 within an area of groundwater concern and so there may be a risk of groundwater flooding. Further investigations would be required as part of any development. • The site is greenfield and development will 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 of surface water flooding. • The site is within an area of groundwater concern and so there may be a risk of groundwater flooding. Further investigations would be required as part of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 181/1840 Name: Westbury, Limes Lane, Buxted, TN22 4PA
		S	M	L	Overall	Commentary
						• 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 need to investigate issues around potential groundwater flood risk, the effect 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. • The site is not within a groundwater source protection zone. • 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. • Given the size of the site, and the proposed quantum of development for the site, it is considered that the impact on this SA Objective is uncertain at this time. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land. • The site is not safeguarded for minerals or waste operations. • The site is a mixed-use site (greenfield and brownfield). • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 181/1840 Name: Westbury, Limes Lane, Buxted, TN22 4PA
		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 site is located within a part of the district classed as being 'darker' by CPREs light pollution mapping. • Development here could introduce light pollution however given the size of the proposed development it is considered that this would be minimal and capable of mitigation. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • 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, however any negative effects are likely to be in the short to medium term as well. • The site is within 200m of a bus stop and 700m of Buxted train station however pedestrian access to both is difficult as there are no footpaths along Limes Lane connecting the site to the footpaths along the High Street. • However, given the proximity of the site to the centre of Buxted and its services and facilities, people may still choose to walk over using the car and hence help to reduce emissions and air pollution. • The size of the proposed development is unlikely to significantly increase traffic and congestion on the road network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 181/1840 Name: Westbury, Limes Lane, Buxted, TN22 4PA
		S	M	L	Overall	Commentary
						• The impacts on this SA Objective are likely to be minor negative in the short to medium term but given the lack of any detailed scheme, the effect on this SA Objective in the longer terms is considered uncertain at this time.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bounded by mature trees and hedgerows and there are a number of mature trees located within the garden, 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. • 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 or in close proximity. • The River Uck and its Headwaters BOA lies approx. 35m (at the nearest point) to the east of the site. • However, it is considered that the development of this site would not have an adverse effect on the BOA. • The site is within 7km of the Ashdown Forest Special Protection Area (SPA) and therefore mitigation for recreational impacts will be required of any development. This includes a potential contribution to Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) Strategy.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 181/1840 Name: Westbury, Limes Lane, Buxted, TN22 4PA
		S	M	L	Overall	Commentary
						• The trees and hedgerows on the site boundaries 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. • 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 matters of the retention, protection and creation of biodiversity, and any development will need to be in compliance with the relevant policies. • Given the above, it is considered that this scale of development will have no significant effect on this SA Objective, although positive effects will come forward with the application of other Local Plan policies.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate sensitivity to development due to the relatively flat landform and location within the low-density development on the eastern edge of Buxted. • The Assessment does note that the field patterns, consisting of informal parkland and some areas of cohesive assarts across the south of the site indicate higher sensitivity here, however. The presence of the Vanguard Way passing to the north of the site with occasional clear views into the site also increases sensitivity. • 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. • Given the above and the size of the proposed development, it is likely there would be no significant impact on this SA objective.
SO11	HISTORIC & CULTURAL HERITAGE					• A Grade II listed building (The Pound) is located to the north-west of the site and its setting could be detrimentally harmed through new development in this location. • The site is not within a Conservation Area. • The Buxted Archaeological Notification Area (ANA) lies to the north of the site; however it is unlikely that development of this site would have a significant effect on the ANA.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 181/1840 Name: Westbury, Limes Lane, Buxted, TN22 4PA
		S	M	L	Overall	Commentary
						• Due to the lack of detail on the design and layout of the proposed development, the effects on this SA Objective are 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					• A PRoW runs east to west along the site's northern boundary. • Development of the site is unlikely to impact on the PRoW. • The site is within 200m of the nearest bus stop and 700m of the train station in Buxted however there is no pedestrian link from the site to footpaths along the High Street which would provide access to these. • Improvements would be required to pedestrian access along Limes Lane however this is unlikely given the narrowness of Limes Lane. • Therefore, whilst theoretically the site is within close proximity to sustainable transport, access is non-existent and unlikely to be provided. • If the access could be overcome then positive effects would be felt on this SA Objective however minor negative effect are expected 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 and is within a sustainable settlement (Buxted) in line with the Spatial Strategy. • 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 proposed quantum of housing, development here would make a relatively significant contribution to the districts housing need in a sustainable settlement and therefore a minor positive effect is expected. This will be enhanced by the provision of

SUSTAINABILITY OBJECTIVE		Effects				Site No: 181/1840 Name: Westbury, Limes Lane, Buxted, TN22 4PA
		S	M	L	Overall	Commentary
						affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The site is within close proximity of health services within Buxted. • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • Existing provision in Buxted for grass pitch-based sport in terms of quality and ancillary provision is poor with a latent demand of 1 x Match Equivalent Session (MES) required currently and a greater need is anticipated going forward. • The site is not proposing any health and wellbeing facilities or improvements to open space provision within Buxted, however given the proposed scale of development contributions to provision/improvements may be achievable. • 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 development, 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: 181/1840 Name: Westbury, Limes Lane, Buxted, TN22 4PA
		S	M	L	Overall	Commentary
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 not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • However, the development of this site would place future residents within close proximity of the village centre of Buxted and its services and facilities, although pedestrian links would be required. • The effects on this SA Objective are considered to be uncertain at this time.
SO20	EDUCATION & SKILLS					• The nearest primary school is Buxted Church of England Primary School, located approx. 1.5 miles to the west of the site. This is beyond a reasonable walking distance for primary school children. • The nearest secondary schools, as well as a college, are in Uckfield, approx. 3.2 miles south of the site and accessible by public transport (train). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 181/1840 Name: Westbury, Limes Lane, Buxted, TN22 4PA
		S	M	L	Overall	Commentary
						• Given the size of the site and proposed development it is considered there would be no significant effect on this SA Objective.

SUMMARY OF RESULTS:	Site No: 181/1840	Name: Westbury, Limes Lane, Buxted, TN22 4PA																		
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	Buxted is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around Buxted. 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 on the edge of Buxted, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site is located within the proposed settlement boundary for Buxted. The site therefore conforms with the overall spatial strategy for 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. 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 development of this site for housing would require the provision of a new vehicular and pedestrian access, which is likely to involve a remodelled Limes Lane/A272 junction. The required junction improvements may potentially impact the economic viability of the site. Notwithstanding this, the site is within 200m of a bus stop and 700m of the train station, as well as being close to the village centre and so theoretically has access to sustainable transport. However, minor negative effects are expected on SO13. The proposed development is for a reasonable amount of housing which will contribute towards the district's housing need and so a minor positive effect is expected on SO14. This will be enhanced through the provision of affordable homes.
Selected / Rejected for allocation	The site is not taken forward for allocation despite its proximity to the centre of Buxted and sustainable transport as the required junction improvements for Limes Lane/A272 are likely to impact the economic viability of the site.

SHELAA Ref: 191/1840 **SITE:** Land to East of Buxted, Pound Green, Buxted

SUSTAINABILITY OBJECTIVE		Effects				Site No: 191/1840 Name: Land to east of Buxted, Pound Green, Buxted, TN22 4PA
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a residential dwelling, garden, agricultural land and woodland located on the eastern fringe of Buxted. • The site is 4.40ha in size and being promoted for residential development of 5 (net) dwellings. • The site outside of, but adjacent to, the proposed development boundary for Buxted. • The site is within 350m of the nearest bus stop (a 5-minute walk), which is located west of the site. • Buxted Rail Station lies approximately 800m to the west of the site. • There are footpaths along the A272 which runs along the site's northern boundary, providing pedestrian access to / from the site and the bus stop. • Buxted is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as a good range of services and facilities (including retail and community). • The site complies with the overall Spatial Strategy for the district as it is located within close proximity to a sustainable settlement and sustainable transport. • There is pedestrian access to public transport which may help reduce the reliance on cars and the village centre can also be reached from the site on foot. • 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. • 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: 191/1840 Name: Land to east of Buxted, Pound Green, Buxted, TN22 4PA
		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 is within an area of groundwater concern and so there may be a risk of groundwater flooding. Further investigations would be required as part of any development. • The site is mixed greenfield/brownfield land and whilst there is a dwelling present, the intensification of development will 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 of surface water flooding. • The site is within an area of groundwater concern and so there may be a risk of groundwater flooding. Further investigations would be required as part of any development. • 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: 191/1840 Name: Land to east of Buxted, Pound Green, Buxted, TN22 4PA
		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 need to investigate issues around potential groundwater flood risk, the effect 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. • The site is not within a groundwater source protection zone. • 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. • Given the size of the site, and the proposed quantum of development, it is considered there will be no significant impact on this SA Objective.
SO5	SOIL, LAND & MINERALS					• The site is partly agricultural land but is not classified under the Agricultural Land Classification. • The site is not safeguarded for minerals or waste operations. • The site is a mixed-use site (greenfield and brownfield). • 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: 191/1840 Name: Land to east of Buxted, Pound Green, Buxted, TN22 4PA
		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. • 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 part of the district classed as being 'darker' by CPREs light pollution mapping. • Development here could introduce light pollution however given the size of the proposed development it is considered that this would be minimal and capable of mitigation. • There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • 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, however any negative effects are likely to be in the short to medium term as well. • The site is within 350m of a bus stop and 800m of Buxted train station with pedestrian access to both along the A272/High Street. • The site is within a suitable walking distance of the centre of Buxted and its services and facilities, enabling people to walk to access services and facilities and hence help to reduce emissions and air pollution. • The size of the proposed development is unlikely to significantly increase traffic and congestion on the road network. • The impacts on this SA Objective are likely to be minor negative in the short to medium term but given the size of the proposed development, it is likely there will be no significant effect over the longer term.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 191/1840 Name: Land to east of Buxted, Pound Green, Buxted, TN22 4PA
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• There is woodland (including ancient woodland), trees and hedgerows within the site and on the site boundaries which provide good wildlife corridors and stepping stones to the wider area. • These features contribute towards the green infrastructure network of the site as well as to the wider green infrastructure network. • Development 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. A suitable and appropriate buffer to the ancient woodland would also be needed. • 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. • Given the size of the proposed development but acknowledging the lack of detail as to house type/size, it is considered there would be no significant effect on this SA Objective and the potential for positive effects with mitigation and application of Local Plan policies.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or in close proximity. • Popeswood Shaw Ancient woodland, also designated as Priority Habitat Deciduous Woodland, is located within the southeast of the site. Any development on site would need to provide a suitable and appropriate buffer to the ancient woodland. • The majority of the site lies within the River Uck and its Headwaters BOA. Development has the potential to adversely affect the BOA. Any development would need to take account of the objectives set for the BOA. • The site is within 7km of the Ashdown Forest Special Protection Area (SPA) and therefore mitigation for recreational impacts will be required of any development. This includes a potential contribution to Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) Strategy.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 191/1840 Name: Land to east of Buxted, Pound Green, Buxted, TN22 4PA
		S	M	L	Overall	Commentary
						• The trees and hedgerows on the site boundaries and within 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. • 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 matters of the retention, protection and creation of biodiversity, and any development will need to be in compliance with the relevant policies. • Given that the majority of the site is within the River Uck and its Headwaters BOA and the presence of ancient woodland within the site, the site is likely to have significant biodiversity value and further work would be required should development come forward. • The effects on this SA Objective are uncertain at this time due to the lack of detail for the proposed development. However, given the small number of dwellings proposed, it is likely that mitigation measures could be implemented through other relevant Local Plan policies.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate sensitivity to development due to its location in reasonable proximity to surrounding low-density settlement on the eastern edge of Buxted. • The Assessment does note that the Vanguard Way passes through the centre of the site, with clear views to the north and south, increasing sensitivity. Furthermore, the falling topography, rural character and distance from the settlement edge of Buxted results in higher sensitivity in the south of the site. • 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. • Although the size of the proposed development is relatively small, the lack of details as to type and size of dwellings as well as site layout means effects on this SA Objective are considered to be uncertain at this time. Should development be located in the north of the site with appropriate landscaping this may mitigate any potential negative effects.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 191/1840 Name: Land to east of Buxted, Pound Green, Buxted, TN22 4PA
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• A Grade II listed building (The Pound) is located to the north-west of the site however the site is at some distance from the listed building and it is unlikely that development of this site would have a significant effect on the listed building or its setting. • The site is not within a Conservation Area. • The Buxted Archaeological Notification Area (ANA) lies to the north-west of the site, however it is unlikely that development of this site would have a significant effect on the ANA. • It is considered the development of this 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					• The Vanguard Way PRoW crosses the centre of the site from east to west, connecting to Pounds Green Lane. Development would need to take account of this PRoW and protect or apply to divert it. • The site is within 400m of the nearest bus stop and 800m of the train station in Buxted and there are pedestrian links from the site via footpaths along the A272/High Street which would provide access to bus stops. The train station is likely to be beyond a reasonable walking distance. • The site has two existing vehicular accesses via Limes Lane and Pound Green Lane. • The current vehicular access for the site onto Limes Lane would be unsuitable for development due to inadequate visibility from Limes Lane onto the A272. Therefore, a significantly improved vehicular access and pedestrian access would be required, which is likely to involve a remodelled Limes Lane/A272 junction. The site may be able to achieve a vehicular access from the northern part of the site via the A272, but this would require further investigation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 191/1840 Name: Land to east of Buxted, Pound Green, Buxted, TN22 4PA
		S	M	L	Overall	Commentary
						• The effects are uncertain on this SA Objective at this time due to the lack of detail over access arrangements to the site. However, if these can be overcome, future residents would have pedestrian access to sustainable travel in the form of the bus service.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is on the edge of a sustainable settlement (Buxted). • 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 proposed quantum of housing, development here is likely to have no significant effect on this SA Objective.
SO15	HEALTH & WELLBEING					• The site is within proximity of health services within Buxted. • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • Existing provision in Buxted for grass pitch-based sport in terms of quality and ancillary provision is poor with a latent demand of 1 x Match Equivalent Session (MES) required currently and a greater need is anticipated going forward. • The site is not proposing any health and wellbeing facilities or improvements to open space provision within Buxted and given the proposed scale of development contributions to provision/improvements are unlikely. • 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 development, lack of achieving contributions towards health and wellbeing provision means there will be no significant effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 191/1840 Name: Land to east of Buxted, Pound Green, Buxted, TN22 4PA
		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					• Given the proposed quantum of development for the site, it is unlikely that affordable housing will be achieved. • 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, but taking account of the quantum of development proposed, it is considered there will be no significant impact on this SA Objective.
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. • Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality. • However, the development of this site would place future residents within relative proximity of the village centre of Buxted and its services and facilities. • The effects on this SA Objective are considered to be uncertain at this time.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 191/1840 Name: Land to east of Buxted, Pound Green, Buxted, TN22 4PA
		S	M	L	Overall	Commentary
SO20	EDUCATION & SKILLS					• The nearest primary school is Buxted Church of England Primary School, located approx. 1.5 miles to the west of the site. This is beyond a reasonable walking distance for primary school children. • The nearest secondary schools, as well as a college, are in Uckfield, approx. 3.2 miles south of the site and accessible by public transport (train). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility. Therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • Given the size of the site and proposed development it is considered there would be no significant effect on this SA Objective.

SUMMARY OF RESULTS:	Site No: 191/1840	Name: Land to the east of Buxted, Pound Green, Buxted, TN22 4PA																			
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	Buxted is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around Buxted. 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 on the edge of Buxted, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site is located adjacent to the proposed settlement boundary for Buxted. The site therefore does not strictly conform with the overall spatial strategy for 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. 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.
Selected / Rejected for allocation	The site is not taken forward for allocation due to its relatively rural location and the uncertainty over whether suitable access to the site (vehicular and pedestrian) can be achieved. The current vehicular access for the site onto Limes Lane would be unsuitable for development due to inadequate visibility from Limes Lane onto the A272. Therefore, a significantly improved vehicular access and pedestrian access would be required, which is likely to involve a remodelled Limes Lane/A272 junction which could make any development unviable. The existing vehicular access to the northern part of the site from Pound Green Lane is also unsuitable to serve a greater quantum of development due to the narrow form of Pound Green Lane, which cannot be widened due to third party ownership. The site may be able to achieve a vehicular and pedestrian access from the northern part of the site via the A272, but this would require further investigation. Furthermore, the southern part of the site is unrelated to existing development in the area and development would significantly intrude into the countryside.

SHELAA Ref: 291/3225 **SITE:** Land Behind the Croft, Coopers Green Road, Ringles Cross

SUSTAINABILITY OBJECTIVE		Effects				Site No: 291/3225 Name: Land behind the Croft, Coopers Green Road, Ringles Cross, TN22 3AE
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises agricultural land. • The site is 0.99ha in size and the applicant is proposing up to 20 (net) dwellings. • The site lies within the settlement of Ringles Cross, which lies at the northern periphery of Uckfield to the south. • Ringles Cross itself has no services and facilities but is in very close proximity of Uckfield. • The site lies less than 50m from the nearest bus stop on Coopers Green Road, however residents would need to cross the road to reach the footpath on the other side to access the bus stop. Uckfield train station is approx. 2km to the south and can be reached by bus within 8-10 mins. • 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. • Uckfield is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as extensive services and facilities (including retail, leisure and employment). • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), 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: 291/3225 Name: Land behind the Croft, Coopers Green Road, Ringles Cross, TN22 3AE
		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. • There is a small risk of surface water flooding within the north-west of the site, which would require mitigation. • 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. • 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 risk of surface water flooding within the north-west of the site, which would require mitigation. • The site is within an area of groundwater concern and is therefore at risk of groundwater flooding. Further investigation as part of any development would be required. • 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 flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, but acknowledging further investigation

SUSTAINABILITY OBJECTIVE		Effects				Site No: 291/3225 Name: Land behind the Croft, Coopers Green Road, Ringles Cross, TN22 3AE
		S	M	L	Overall	Commentary
						into the potential for groundwater flooding is required, 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. • The 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 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. • At present, there is sufficient headroom within the Uckfield Wastewater Treatment Works catchment to accommodate the site, but the treatment works will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised. • Given that the site is proposed for up to 20 (net) dwellings 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 agricultural land but 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 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: 291/3225 Name: Land behind the Croft, Coopers Green Road, Ringles Cross, TN22 3AE
		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 scale of development proposed for the site could introduce light pollution to the area, which is classed as being a darker area in CPREs light pollution mapping. However, it is considered that mitigation measures and Local Plan policies could be implemented. • 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 less than 50m (less than a 5 min walk) from the nearest bus stop with only an 8-10 min journey time to Uckfield. Buses are also relatively frequent providing a viable, alternative, sustainable transport option to the private car for potential residents. However, any development would have to provide pedestrian access improvements from the site, as currently the footpath is on the opposite side of the road from the site. • 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: 291/3225 Name: Land behind the Croft, Coopers Green Road, Ringles Cross, TN22 3AE
		S	M	L	Overall	Commentary
						• The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction, but minor positive in the longer term and overall, as the site is less than 50m (less than a 5-minute walk) from public transport and pedestrian access improvements are likely to be achievable.
SO8	GREEN & BLUE INFRASTRUCTURE					• Views Wood Ancient Woodland adjoins the eastern boundary of the site. • The mature trees and hedgerows located on the site's boundaries provide excellent wildlife corridors and stepping stones to the River Uck and its Headwaters BOA, which adjoins the sites eastern boundary, and Views Wood to the east of the site. • These features make a significant contribution to the site's green infrastructure network as well as the wider green infrastructure network. • Development would need to provide a suitable buffer to protect Views Wood. • Development would need to seek to retain and enhance the trees and hedgerows on the site 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 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. • Given the lack of details on the scheme of development, the effects on this SA Objective are considered to be uncertain at this time, however Local Plan policies should assist in achieving positive effects on green infrastructure.
SO9	BIODIVERSITY					• Views Wood ancient woodland, also classified as Priority Habitat Deciduous woodland, adjoins the eastern boundary of the site and will have significant biodiversity value. • The River Uck and its Headwaters BOA also adjoins the site's eastern boundary and is likely to have significant biodiversity value. • Views Wood Ancient Woodland would require a suitable and appropriate buffer for protection.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 291/3225 Name: Land behind the Croft, Coopers Green Road, Ringles Cross, TN22 3AE
		S	M	L	Overall	Commentary
						• The site is also within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions towards SANGS and SAMMs. • No detailed scheme for the site has been put forward. • 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. • Given that there are no priority habitats, protected site's or irreplaceable habitats within the site, but acknowledging the presence of Views Wood ancient woodland and the River Uck and its Headwaters BOA, it is considered that there could be minor negative effects on these biodiversity assets from development of the site. Mitigation measures and local plan policies will help to mitigate any negative effects and promote positive effects.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assess the site as having low to moderate sensitivity, in part due to its proximity to existing development and human activity, the site being flat and its limited contribution towards to the separation of settlements. • The site is bounded by residential development to the west and Views Wood ancient woodland to the east, which provides enclosure of the site from the surrounding landscape, and it is seen within the context of existing built form in Ringles Cross. • Development will need to comply with other Local Plan policies which address the protection and enhancement of landscape and townscape character. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • No scheme has been put forward yet and mitigation measures in line with Local Plan policies could mitigate any adverse effects. • Therefore, the impact on this SA Objective if 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. • However, the Grade II* Listed Buxted Historic Park and Garden adjoins the eastern boundary of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 291/3225 Name: Land behind the Croft, Coopers Green Road, Ringles Cross, TN22 3AE
		S	M	L	Overall	Commentary
						• The scale of development proposed could have an adverse effect on the Historic Park and Garden, although Local Plan policies to protect heritage assets could mitigate some impacts. • No scheme has been put forward yet and mitigation measures in line with Local Plan policies could mitigate any adverse effects. • Therefore, the impact on this SA Objective if 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 less than 50m from the nearest bus stop and there is pedestrian access, albeit potential residents would need to cross Coopers Green Road. It is considered that a development of this scale could provide suitable measures to facilitate pedestrian access across the road and provide pedestrian footpaths along the east side of Coopers Green Road. The site therefore has access to sustainable transport. • Journey time to Uckfield by bus, including to the train station, is approx. 8-10 mins. • 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 on this SA Objective is considered to be minor positive given the proximity of the site to bus stops and the existing and potential for improved pedestrian access to these, together with access to the train station in Uckfield by bus.
SO14	HOUSING					• The proposed development of the site for up to 20 (net) dwellings would contribute to the district's identified housing need and is within reach via public transport of a sustainable settlement, in line with the Spatial Strategy.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 291/3225 Name: Land behind the Croft, Coopers Green Road, Ringles Cross, TN22 3AE
		S	M	L	Overall	Commentary
						• 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. • 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, including a minor injuries Unit, are in Uckfield, approx. 1.9 miles south of the site along Coppers Green Road and London Road to Uckfield High Street. • Access is possible via public transport (buses). • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • The site is not proposing any health and wellbeing facilities or improvements to open space provision within Buxted. However, given the scale of development (up to 20 net dwellings) it is likely that developer contributions would result from this site for open space requirements, such as play space. • 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 the size of the proposed development, and the fact contributions would likely be secured for health and wellbeing and open space, it is likely there will be a minor positive effect on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• Given the scale of the proposal, it is considered there will be the potential for some provision of affordable housing, custom and self-build homes and play space contributions as well, which will contribute to quality-of-life improvements.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 291/3225 Name: Land behind the Croft, Coopers Green Road, Ringles Cross, TN22 3AE
		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 any development scheme in accordance with relevant policies within the Local Plan. • However, given the scale of proposal for the site (up to 20 net dwellings) 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 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. • Although the scale of development could result in additional services and facilities within Ringles Cross, the site is in such close proximity to and with very good public transport access to Uckfield, that this is unlikely. • Therefore, it is considered there will be no significant effect 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 primary and secondary schools, as well as a college, are in Uckfield, approx. 1.4 miles south of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 291/3225	Name: Land behind the Croft, Coopers Green Road, Ringles Cross, TN22 3AE
		S	M	L	Overall	Commentary	
						therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • 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 the impact is considered to be uncertain on this SA Objective.	

SUMMARY OF RESULTS:	Site No291/3225			Name: Land behind the Croft, Coopers Green Road, Ringles Cross, TN22 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	Ringles Cross itself is an unsustainable settlement however it is within very close proximity to Uckfield is classed as a sustainable settlement in the Settlement Hierarchy. There are a number of sites put forward for development in the vicinity of this site and in Uckfield. 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 located in close proximity to, and with good public transport access to, Uckfield, which is considered a sustainable settlement according to the settlement hierarchy. The site, therefore, conforms with the overall spatial strategy for development within Wealden as a whole. The site is within Flood Zone 1 and is not at risk of fluvial flooding. There is some risk from surface water flooding in the north and east of the site, however it is likely that this could be suitably mitigated through the application of Local Plan policies. A suitable drainage strategy would need to accompany any planning application. 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. The effects on SO7 in terms of pollution are likely to be minor negative in the short to medium term due to increases in air pollution from construction. The scale of development proposed for the site could introduce more light pollution to the area, however the site is close to Uckfield and existing light pollution is likely already present. It is considered that the impacts can be suitably mitigated. The site is less than 50m (less than a 5 min walk) from the nearest bus stop with an 8-10 min bus journey time to Uckfield. Buses are also relatively frequent providing a viable, alternative, sustainable transport option to the private car for potential resident thus helping to reduce air pollution from car use. Overall, a minor positive effect is likely on SO7. Given the proximity of the site to bus stops and the existing and potential for improved pedestrian access to these, together with access to the train station in Uckfield by bus, minor positive effects are expected on SO13 as potential future residents have viable means of public transport within close proximity, facilitating sustainable travel. 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. Minor negative effects could be experienced on SO4, although impacts could be 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. At present, there is sufficient headroom within the Uckfield Wastewater

	Treatment Works catchment to accommodate the site but the treatment works will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised. The woodland and trees within and adjoining the site, the majority of which is Priority Habitat Deciduous Woodland and Ancient Woodland, covers a large proportion of the site and contributes significantly to the green infrastructure network and biodiversity of the site and the wider area. Development has the potential to have minor negative effects on SO9 as it is likely to require the removal of a significant area of woodland, although the Ancient Woodland would be legally protected.. Minor negative effects are also likely on SO11 as the scale of development proposed would likely have an adverse effect on the Grade II* Listed Busted Historic Park and Garden, which covers the northern half of the site. Again however, this could be mitigated through the application of Local Plan policies and careful design and siting of development.
Selected / Rejected for allocation	The proposal for the site is for 20 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 15 (net) dwellings and has been proposed for allocation on this basis. The site is in line with the spatial strategy for the district, being well located in terms of its proximity and public transport access to Uckfield, a sustainable settlement. The site is also well contained within the wider landscape, having a low to moderate sensitivity to development. Development on this site would require the provision of additional landscape buffers to protect and reinforce the landscape structure of the site, and to protect ancient woodland and the setting of the historic park and garden (Buxted Park) that sits to the east of the site. This will result in a reduced developable area. This will not only ensure the green infrastructure network and biodiversity of the site are protected and enhanced through appropriate Local Plan policies but will also maintain the enclosed nature of the site within the wider landscape. The site is adjacent to SHELAA site 001/3225 and both land parcels can be brought forward comprehensively.

SHELAA Ref: 635/1990 **SITE:** Land at Millcroft, Five Ash Down

SUSTAINABILITY OBJECTIVE		Effects				Site No: 635/1990 Name: Land at Millcroft, Five Ash Down, TN22 3AJ
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently a residential dwelling, garden and paddock. • The site is 0.46ha in size. • The site is proposed for residential development of 17 (net) dwellings. • The site lies at the eastern periphery of Five Ash Down, classified as a sustainable settlement within the settlement hierarchy, behind existing linear development located to the east of Five Ash Down Road. • Five Ash Down itself has limited services and facilities. It does have a post office and convenience store. • The site is within 150m of the nearest bus stop on Five Ash Down Road, however this cannot be reached on foot as there is no pedestrian access to the site along the narrow access road to the site. There are footpaths along Five Ash Down Road though. • The bus service from Five Ash Down is regular (hourly/half hourly) Mon – Sun with a journey time to Uckfield of approx. 6 mins. • 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. • Uckfield is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as extensive services and facilities (including retail, leisure and employment). • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport, although pedestrian access to and from the site and public transport will need to be provided. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 635/1990 Name: Land at Millcroft, Five Ash Down, TN22 3AJ
		S	M	L	Overall	Commentary
						• 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					• 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 mixed use and has some level of impermeable surfaces (associated with the residential dwelling) however the intensification of development would introduce further areas of 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 which means there could be a risk of groundwater flooding. Further investigation will be required as part of any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 635/1990 Name: Land at Millcroft, Five Ash Down, TN22 3AJ
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be provided for the site in terms of surface water runoff as the intensification of 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 but acknowledging the potential risk of 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 uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The sites current use will have a level of water consumption attached to it however the intensification of the site through residential development 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 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. • 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. • This is a mixture of greenfield land (the paddock) and brownfield land (the dwelling and garden). • There are no known issues with contamination of land and given its current use contamination is unlikely.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 635/1990 Name: Land at Millcroft, Five Ash Down, TN22 3AJ
		S	M	L	Overall	Commentary
						• 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					• Given the proposed scale of development and the sites location east of Five Ash Down, it is likely that any development could introduce some level of 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 issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district. • 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, however any negative effects are likely to be in the short to medium term as well. • The site is within 150m of the nearest bus stop, less than a 5-minute walk, however there is no pedestrian access along the site's narrow access road to reach footpaths along Five Ash Down Road.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 635/1990 Name: Land at Millcroft, Five Ash Down, TN22 3AJ
		S	M	L	Overall	Commentary
						• Buses are frequent and have a journey time to Uckfield of approx. 6mins, providing a sustainable transport option to the private car for potential residents, if access issues can be resolved from the site. • 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 but minor positive in the longer term and overall, as the site is within a 5 min walk of public transport helping to reduce air pollution from travel, provided suitable pedestrian access can be achieved to/from the site. • The site's size means light pollution could be mitigated through the application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The trees and hedgerows located within the site and along site boundaries provide excellent wildlife corridors and stepping stones to the countryside that surrounds Five Ash Down to the east 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 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. • The site is within 7km of the Ashdown Forest Special Protection Area (SPA) and therefore mitigation for recreational impacts will be required of any development. This

SUSTAINABILITY OBJECTIVE		Effects				Site No: 635/1990 Name: Land at Millcroft, Five Ash Down, TN22 3AJ
		S	M	L	Overall	Commentary
						includes a potential contribution to Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) Strategy. • 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. • 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 site lies behind existing linear development which extends along Five Ash Down Road. The built form here is linear. • The Landscape Sensitivity Assessment 2023 assesses the site as having low to moderate sensitivity to residential development in part due to the site's proximity to existing residential development along the Five Ash Down road and its enclosed nature. • 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. • Given the size of the site and the findings of the Landscape Sensitivity Assessment 2023, it is considered that development would not have a significant adverse effect on the wider landscape due to the enclosed nature of the site, which is well screened by existing vegetation which should be retained. • There may be some degree of adverse effect on townscape as the development of this site would represent a move away from the existing linear built form on the east side of Five Ash Down Road. • However, given the size of the site and its well enclosed landscape setting, it is considered there would be no significant effect on this SA Objective from development on this site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 635/1990 Name: Land at Millcroft, Five Ash Down, TN22 3AJ
		S	M	L	Overall	Commentary
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. • It is considered there will be no significant impact 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 150m of the nearest bus stop, less than a 5-minute walk, however this is not currently accessible on foot due to the lack of footpaths along the site's narrow access track. There are existing footpaths along Five Ash Down Road however which would provide safe access to the bus stop. • Bus journey to Uckfield, and the train station, is approx. 10 minutes. • Buxted train station is approx. 2km to the southeast of the site (approx. a 30-minute walk). • Uckfield train station lies approx. 3.2km to the south of the site and is accessible by bus from the site with a journey time of 15-minutes and a half hourly service Monday to Saturday and an hourly service on Sundays. • The site therefore has access to sustainable transport and to a higher order sustainable settlement by public transport, although pedestrian access to/from the site will be required from any development. • Given the size of the site, any increase in car use is likely to be minimal particularly given the proximity of the site to a bus service provided safe pedestrian access can be achieved form the site. • There is no PRoW close to, or running through, the site. • At present the existing vehicular/pedestrian access into the site is too narrow to serve a greater quantum of development than the existing. A new vehicular/pedestrian access

SUSTAINABILITY OBJECTIVE		Effects				Site No: 635/1990 Name: Land at Millcroft, Five Ash Down, TN22 3AJ
		S	M	L	Overall	Commentary
						would need to be gained, potentially from land to the south (Site 058/1990) but no agreement is in place at present. • If access can be resolved, then there would be a positive effect on this SA Objective due to the site's proximity to sustainable transport in the form of a bus service and a train service in Buxted and Uckfield. However, due to the lack of detail regarding gaining suitable vehicular/pedestrian access at this time, the impacts are considered to be uncertain.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need and is within a sustainable settlement (Five Ash Down) in line with the Spatial Strategy. • 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 small contribution to the districts housing need 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 nearest health services are in Buxted and Uckfield, both accessible via public transport (buses) from Five Ash Down. • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • Existing provision in Buxted for grass pitch-based sport in terms of quality and ancillary provision is poor with a latent demand of 1 x Match Equivalent Session (MES) required currently and a greater need is anticipated going forward.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 635/1990 Name: Land at Millcroft, Five Ash Down, TN22 3AJ
		S	M	L	Overall	Commentary
						• The site is not proposing any health and wellbeing facilities or improvements to open space provision within Buxted. • 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. • Given the size of the site, it is considered there would 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 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 &					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 635/1990 Name: Land at Millcroft, Five Ash Down, TN22 3AJ
		S	M	L	Overall	Commentary
	VILLAGE CENTRES					• Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• The nearest primary and secondary schools, as well as a college, are in Uckfield, approx. 1.4 miles south of the site and accessible by public transport (buses) from Five Ash Down. • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility. Therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • 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, given the scale of development proposed, there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 635/1990 Name: Land at Millcroft, Five Ash Down, TN22 3AJ																			
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	Five Ash Down is classed as a sustainable settlement despite its lack of services and facilities as it does have a convenience store, open various hours Monday to Sunday, because it is extremely close to Uckfield (another sustainable settlement) and has a very frequent bus service to the town. It is also close to Buxted, another sustainable settlement, although there is no direct bus service to Buxted. There are a number of sites put forward for development in the vicinity of this site and in Uckfield and Buxted. 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 within a 5 min walk to Five Ash Down which has a convenience store and very good public transport access to Uckfield. Both Five Ash Down and Uckfield, as well as Buxted, are classed as sustainable settlements in the settlement hierarchy and the site therefore conforms with the overall spatial strategy for development within Wealden as a whole, although pedestrian access to the site does not currently exist but could potentially be provided via Site 058/1990 which adjoins the site's southern boundary. The current vehicular access from Five Ash Down Road is not considered suitable to serve further residential development of the site. A new vehicular access would need to be gained, potentially from site 058/1990. 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. It is considered that there could be minor negative effects on S04 given the scale of the proposed development (17 (net) dwellings). However, mitigation measures and the application of Local Plan policies should provide mitigation. In terms of pollution, there are no issues within the district in relation to air quality and air pollution, although this does not mean that air pollution cannot arise in future through development. However, the site is within close proximity of public transport and if pedestrian access to / from the site can be provided, this would give people an alternative to the car which could reduce air pollution. The site is also close to existing development and given the size of the site, any potential light pollution is likely to be minimal and could be suitably mitigated with the application of Local Plan policies. There are no watercourses within the proximity of the site and the site is not within a groundwater source protection zone and therefore potential water pollution is likely to be minimal and mitigation measures could be implemented. Therefore, a minor positive effect is expected on SO7. Although the site is small, its 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.

Selected / Rejected for allocation	The site is not taken forward for allocation as the site as submitted does not have appropriate vehicular and pedestrian access without the use of third-party land and it has not been confirmed that a suitable vehicular and pedestrian access can be delivered.

SHELAA Ref: 744/1840 **SITE:** Land at Holly Farm, Station Road, Buxted

SUSTAINABILITY OBJECTIVE		Effects				Site No: 744/1840 Name: Land at Holly Farm, Station Road, Buxted, TN22 4DP
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently in agricultural use. • The site is 3.45ha in size. • The site is proposed for residential development (60 net dwellings) and 500m^2 of green infrastructure. • The site lies at the western periphery of Buxted and relates well to existing residential development located along Station Road. • The nearest bus stop is located directly opposite the northeastern corner of the site on Station Road and Buxted train station lies 50m to the northeast of the site. • Both the bus stop and train station are accessible on foot via footpaths along Coopers Green Road, although any future residents would have to cross the road first. • 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. • Buxted is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as a good range of services and facilities (including retail and community). • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and has access to bus and train services. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements, 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: 744/1840 Name: Land at Holly Farm, Station Road, Buxted, TN22 4DP
		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. • Parts of the site are within an area of groundwater concern and therefore there is the potential for groundwater flood risk. Further investigations would be required as part of development. • The site is greenfield and development would introduce areas of impermeable surfaces and therefore the site could be vulnerable to the adverse effects of climate change i.e. overheating and surface water flood risk. • 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 no risk from surface water flooding. • Parts of the site are within an area of groundwater concern and therefore there is the potential for groundwater flood risk. Further investigations would be required as part of development. • 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: 744/1840 Name: Land at Holly Farm, Station Road, Buxted, TN22 4DP
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial or surface water flooding but acknowledging the potential risk of 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 uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of the 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 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. • Given the level of development proposed, it is considered that there could be minor negative effects on this SA Objective. Impacts could be mitigated to some degree through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is in agricultural use however it is not classified under the Agricultural Land Classification (ALC). • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 744/1840 Name: Land at Holly Farm, Station Road, Buxted, TN22 4DP
		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 site is mainly within an area of the district classed as being 'brighter' by CPREs light pollution mapping, although parts of the south of the site are in a slightly darker area. The scale of development proposed could introduce light pollution to the wider area. Mitigation measures and Local Plan policies should reduce this. • 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. However, it is considered that the impacts can be suitably mitigated and that the proximity of the site to both bus and train services offers alternatives to the private car as a means of reaching other settlements, services and facilities. • 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: 744/1840 Name: Land at Holly Farm, Station Road, Buxted, TN22 4DP
		S	M	L	Overall	Commentary
						• The impacts on this SA Objective are likely to be minor negative in the short to medium term but minor positive in the long term and overall in regard to air pollution, due to the site's proximity and pedestrian access to the train station and bus services.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are some mature trees located along the sites eastern and southern boundaries. A mature hedgerow is located on the site's northern boundary and a mature tree and hedgerow belt bisects the two agricultural fields that form the site from north to south. These features 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. • The proposed development of this site includes 500m2 of green infrastructure, although there is a lack of details as to what this will be. • 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 minor positive, though much would depend on the scheme brought forward.
SO9	BIODIVERSITY					• The site is likely to have significant biodiversity value as it is located wholly within the River Uck and its Headwaters BOA. • 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. • There are no designated biodiversity sites within the site or in close proximity. • There are no irreplaceable habitats within the site or in close proximity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 744/1840 Name: Land at Holly Farm, Station Road, Buxted, TN22 4DP
		S	M	L	Overall	Commentary
						• The site is within 7km of the Ashdown Forest Special Protection Area (SPA) and therefore mitigation for recreational impacts will be required of any development. This includes a potential contribution to Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) Strategy. • The trees and hedgerows on the site boundaries and within the site contribute to its biodiversity 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. • The proposed development of this site includes 500m2 of green infrastructure which could contribute to enhancing the site biodiversity over the longer term, although there is a lack of details as to what this will be. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, 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 in the short to medium term, but minor positive effects are expected over the longer term, depending on the mitigation measures put in place and the specific delivery of the proposed 500m2 of green infrastructure on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate sensitivity to residential development, as it is separated from the settlement edge and retains some sense of rurality and tranquillity but does lie in close proximity to the A272. • Due to the topography of the site, any development on the eastern field would have a significant impact upon the setting of the Grade II* Listed Historic Park and Garden (Buxted Park) that lies to the southwest of the site. Development of the western field would not be visible from Buxted Park, and therefore development could be suitable in this location. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 744/1840 Name: Land at Holly Farm, Station Road, Buxted, TN22 4DP
		S	M	L	Overall	Commentary
						• Development of the scale proposed would introduce significant built form into a still largely rural and tranquil area and therefore a minor negative effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is located opposite a grade II listed building (the White Hart Inn) and any development of the site's western field would need to take account of its setting and that of Buxted Park, which is located to the southwest of the site. This is particularly relevant to the eastern field which is readily visible from Buxted Park as the land is raised here. Development would not therefore be suitable in this part of the site. • The site is not within a Conservation Area. • Any development would need to consider the heritage setting of Buxted Park when designing the scheme layout and landscaping. • Any development in the western part of the site would need to provide mitigation to protect the setting of the White Hart Inn. • Given the scale of the development proposed and acknowledging the lack of a detailed scheme at this time, the impacts on this SA Objective are considered to be uncertain.
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 nearest bus stop is located directly opposite the northeastern corner of the site on Station Road and Buxted train station lies 50m to the northeast of the site. • Both the bus stop and train station are accessible on foot via footpaths along Coopers Green Road, although any future residents of the site would have to cross the road first. Improvements could be sought through the development of this site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 744/1840 Name: Land at Holly Farm, Station Road, Buxted, TN22 4DP
		S	M	L	Overall	Commentary
						• The site is approx. a 7 min walk to Buxted train station and the services and facilities within Buxted and pedestrian access is available along Coopers Green Road, albeit on the opposite side of the road to the site. • Uckfield can be reached via train services from Buxted with a journey time of 12 minutes and this run hourly. • There is no PRoW close to, or running through, the site. • 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 on this SA Objective is considered to be minor positive given the proximity of the site to the train station, bus stop and facilities in Buxted, although a footpath would be required on the south side of Coopers Green Road to improve accessibility on foot. If this is unachievable then a pedestrian crossing would be required to provide connectivity to the existing footpath on the north side of Coopers Green Road.
SO14	HOUSING					• The proposed development of the site for 60 (net) dwellings has the potential to contribute to the district's identified housing need and is within a sustainable settlement in line with the Spatial Strategy. • 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. • 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 it is for more than 10 (net) dwellings. • The nearest health services are in Buxted and so the site is in very close proximity to these and has pedestrian access via Coopers Green Road. • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to

SUSTAINABILITY OBJECTIVE		Effects				Site No: 744/1840 Name: Land at Holly Farm, Station Road, Buxted, TN22 4DP
		S	M	L	Overall	Commentary
						extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • The site is not proposing any health and wellbeing facilities or improvements to the current open space and sports pitch deficits in Buxted. However, given the proposed scale of development, contributions to such facilities may be possible. • 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 the size of the proposed development, it is considered there would be minor positive effects on this SA Objective through contributions to health and wellbeing enhancements.
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. • However, the site is within 500m of the Buxted Water Treatment Works and therefore an odour assessment would be required to inform the site layout and/or other mitigation measures that may be required. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 744/1840 Name: Land at Holly Farm, Station Road, Buxted, TN22 4DP
		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.
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 in close proximity to the services and facilities in Buxted, together with public transport, so future residents would have good access to the village centre. • Therefore, minor positive effects are expected on this SA Objective, given the size of proposed development.
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • Buxted has a pre-school and a primary school. The nearest secondary schools, as well as a college, are in Uckfield, approx. 3 miles south of the site and accessible by public transport (buses and trains). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility. Therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • However, more early years and nursery provision would be needed. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however impacts are considered uncertain in the longer term due to the need for feasibility work into whether existing schools can be expanded to cover the places needed.

SUMMARY OF RESULTS:	Site No: 744/1840 Name: Land at Holly Farm, Station Road, Buxted, TN22 4DP																			
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	Buxted is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around Buxted. 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 on the periphery of Buxted, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The western part of the site lies within the proposed settlement boundary for Buxted and the eastern part lies adjacent. The site therefore conforms with the overall spatial strategy for development within Wealden as a whole. **Major positive: None** **Minor positive: SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO13 Travel & Accessibility; SO14 Housing; SO15 Health & Wellbeing and SO19 Town & Village Centres** Due to the site's proximity and access to public transport, this should help to reduce air pollution through the provision of alternatives to the car. Light pollution could be an issue, but the majority of the site is within a 'brighter' area and therefore mitigation measures should be achievable. The proposals for the site include 500m2 of green infrastructure which could also contribute to site biodiversity. Development would need to carefully consider the priorities and objectives of the River Uck and its Headwaters BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. It is likely through application of Local Plan policies and the 500m2 of green infrastructure that benefits can be achieved. The site is within a few meters of a bus stop and 50m of the train station, meaning future residents have access to sustainable transport as well as the village centre of Buxted. The proposed development for 60 (net) dwellings will contribute towards the district's housing need. However, development will require the provision of a new vehicular access from Coopers Green Road to the north, and it is considered that this is achievable. Pedestrian footpaths would also be required on the southern side of Coopers Green Road to improve pedestrian connectivity to the facilities and services available in Buxted to the east. As the site is proposing 500m2 of green infrastructure, this could help improve access to nature for people, depending on the type of provision. Contributions towards other health and wellbeing enhancements / provision may also be achievable given the scale of development.

	As the site is within a 7-minute walk on the services and facilities in Buxted village centre, minor positive effects are expected on S019 as well, which will be enhanced through footpath provision on the south side of Cooers Green Road. **Major negative: None** **Minor negative: SO1 Climate Change Mitigation; SO4 Water Resources/Quality; SO6 Waste and SO10 Landscape & Townscape** 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. The scale of the proposed development will place pressure on water supplies. Work would need to be undertaken in consultation with the water provider and mitigation should be achievable through application of Local Plan policies. In terms of landscape, the site is within a largely rural area and development would introduce significant built form. Due to the topography of the site, any development on the eastern field would have a significant impact upon the setting of the Grade II* listed Buxted Park that lies to the southwest of the site. Development of the western field would not be visible from Buxted Park, and therefore development could be suitable in this location. **No significant effect: SO18 Economy & Employment.** The type of 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 proposal for the site is for 60 dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 20 dwellings in the western part of the site and has been proposed for allocation on this basis. The site is in general conformity with the overall spatial strategy for the district, being well located in terms of its proximity to public transport and the services and facilities in Buxted, a sustainable settlement. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development, as it is separated from the settlement edge and retains some sense of rurality and tranquillity, albeit that the site does lie in close proximity to the A272. The site is however within close proximity to the railway station at Buxted and the services and amenities along the settlement's High Street, as well as education facilities to the west. The eastern part of the site is readily visible from Buxted Park (a Grade II* listed park and garden) as the land is raised here. Development would not therefore be suitable in this part of the site and the developable area has been reduced for this reason and this is justified within the SHELAA assessment for the site. The western part of the site nearest to the electrical substation owing to its topography, is not readily visible from Buxted Park and therefore limited, low lying residential development would be suitable in this area of the site as concluded within the SHELAA and by this SA assessment.

	It is considered that the site can provide a vehicular access on the A272, given that the road has good alignment, and that pedestrian access can be improved through provision of a footpath along the south side of Coopers Green Road or safe pedestrian crossing across the road. Development of the site will need to consider potential odour nuisance from the Buxted Wastewater Treatment Works and provide suitable mitigation. Development will also need to carefully consider the priorities and objectives of the BOA within which the site is located and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible.

SHELAA Ref: 975/3225

SITE: Land Opposite Roundwood, Coopers Green Road, Ringles Cross

SUSTAINABILITY OBJECTIVE		Effects				Site No: 975/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises agricultural land. • The site is 1.35ha in size. • The site is proposed for residential development of 20-25 (net) dwellings. • The site lies within the settlement of Ringles Cross, which lies at the northern periphery of Uckfield. • Ringles Cross itself has no services and facilities but is in very close proximity of Uckfield. • The site lies within 150m of the nearest bus stop, located on Five Ash Down Road to the north, however residents would need to cross the road to reach the footpath on the other side to access the bus stop. Uckfield train station is approx. 2km to the south and can be reached by bus within 8-10 mins. • 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. • Uckfield is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as extensive services and facilities (including retail, leisure and employment). • The site complies with the overall Spatial Strategy for the district as it is located within a short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), 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: 975/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		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 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. • 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 no risk from surface water flooding. • The site is within an area of groundwater concern and therefore there could be a risk of groundwater flooding. Further investigation will be required. • 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 but acknowledging the potential risk of groundwater flooding, and that policies within the plan will provide for

SUSTAINABILITY OBJECTIVE		Effects				Site No: 975/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
						suitable surface water drainage, 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. • The 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 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. • The site is within the Uckfield WTW catchment. At present, there is sufficient headroom within the Uckfield Wastewater Treatment Works catchment to accommodate the site, but the treatment works will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised. • Given the level of development proposed, it is considered that there could be minor negative effects on this SA Objective. Impacts could be mitigated to some degree through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is in agricultural use however it is not classified under the Agricultural Land Classification (ALC). • 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: 975/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		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					• Development of the site could introduce light pollution to the area; however, the site is close to Uckfield and existing light pollution is likely present. The site is within an area classed as being '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. • The site is within 150m of the nearest bus stop, less than a 5-minuite walk, although residents would have to cross the road to use the footpath. Development could provide pedestrian access improvements to the bus stop. Buses are frequent and have a journey time to Uckfield of approx. 6mins, providing a sustainable transport option to the private car for potential residents.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 975/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
						• 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 as a result of increases in air pollution from construction. Given the sites proximity and potential for pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are trees and hedgerows located along the site's boundaries, with Views Wood Ancient Woodland and Priority Habitat Deciduous Woodland forming the site's eastern boundary. These features form a significant part of the site's green infrastructure network as well as the wider green infrastructure network, providing connectivity and wildlife corridors. • Development would need to seek to retain and enhance the trees, woodland and hedgerows on the site 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 as much will depend on the implementation of a suitable landscape scheme.
SO9	BIODIVERSITY					• The site is likely to have significant biodiversity value as it is located wholly within the River Uck and its Headwaters BOA. • 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. • Views Wood Ancient Woodland / Priority Habitat Deciduous Woodland forms the sites eastern boundary, and this would require a suitable and appropriate buffer from any development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 975/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
						• There are no designated biodiversity sites within the site or in proximity to the site. • The woodland, trees and hedgerows provide good wildlife corridors and stepping stones to the wider area and contribute toward the site's biodiversity. Development should seek to retain and protect the existing boundary vegetation. • 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 assess the site as having low to moderate sensitivity, due to its flat topography and semi enclosed nature, as well as proximity to linear residential development on the other side of the road. • The site is bounded by residential development to the west, beyond Ringles Cross Road and Views Wood ancient woodland / Priority Habitat Deciduous Woodland to the east, which provides enclosure of the site from the surrounding landscape, and it is seen within the context of existing built form in Ringles Cross. • Development will need to comply with other Local Plan policies which address the protection and enhancement of landscape and townscape character. • Mitigation measures will need to be identified in accordance with the relevant Local Plan 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.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area and there are no listed buildings within the site. • Views Wood adjoining the sites eastern boundary lies within the Grade II* listed Buxted Historic Park and Garden and there is the potential that any development could have an

SUSTAINABILITY OBJECTIVE		Effects				Site No: 975/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
						adverse impact on its setting, although Local Plan policies to protect heritage assets could mitigate some impacts. • 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.
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 150m of the nearest bus stop and this is accessible via existing footpaths, albeit potential residents would need to cross Coopers Green Road. • Development of the site could provide suitable measures to facilitate pedestrian access across the road and provide pedestrian footpaths along the east side of Coopers Green Road. The site therefore has access to sustainable transport. • Journey time to Uckfield by bus, including to the train station, is approx. 8-10 mins. • There is no PRoW within the site or in close proximity. • The existing vehicular/pedestrian access onto Coopers Green Road would require significant upgrading or a new vehicular access would be required to serve residential development, but this is considered possible. The site would be required to provide footpaths to the site on the eastern side of Coopers Green Road to improve pedestrian connectivity to Uckfield to the south. The site may also be able to achieve a suitable vehicular/pedestrian access via the land to the south which has been assessed under 026/1990. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to bus stops and the existing and potential for improved pedestrian access to these, together with access to the train station in Uckfield by bus.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 975/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
SO14	HOUSING					• Developing the site for housing would contribute to the district's identified housing need and is within reach via public transport of a sustainable settlement, in line with the Spatial Strategy. • 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. • The proposed quantum of development will contribute modestly to the district's housing need and therefor a minor positive effect is expected on this SA Objective. 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, including a minor injuries Unit, are in Uckfield, approx. 1.9 miles south of the site along Coppers Green Road and London Road to Uckfield High Street. • Access is possible via public transport (buses). • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • Existing provision in Buxted for grass pitch based sport in terms of quality and ancillary provision is poor with a latent demand of 1 x Match Equivalent Session (MES) required currently and a greater need is anticipated going forward. • The site is not proposing any health and wellbeing facilities or improvements to the current open space and sports pitch deficits in Buxted. • The proposed development could result in financial contributions towards the improvement of existing health and wellbeing facilities. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 975/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
						• Given the size of the proposed development, it is considered there would be minor positive effects on this SA Objective through contributions to health and wellbeing enhancements.
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 and 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 not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Although the development of the site could result in additional services and facilities within Ringles Cross, the site is in such close proximity, and with very good public transport access, to Uckfield, that this is unlikely. • Therefore, it is considered there will be no significant effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 975/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross
		S	M	L	Overall	Commentary
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The nearest primary and secondary schools, as well as a college, are in Uckfield, approx. 1.4 miles south of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • 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 the impact is considered to be uncertain on this SA Objective.

SUMMARY OF RESULTS:	Site No: 975/3225 Name: Land opposite Roundwood, Coopers Green Road, Ringles Cross, TN22 1HB																			
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	Ringles Cross itself is an unsustainable settlement however it is within very close proximity to Uckfield, which is classed as a sustainable settlement in the Settlement Hierarchy. There are a number of sites put forward for development in the vicinity of this site and in Uckfield. 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 located in close proximity to, and with good public transport access to, Uckfield, which is considered a sustainable settlement according to the settlement hierarchy. The site, therefore, conforms with the overall spatial strategy for 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. 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. Development will increase pressure on water resources and minor negative effects could be experienced on SO4, although impacts could be 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. At present, there is sufficient headroom within the Uckfield Wastewater Treatment Works catchment to accommodate the site but the treatment works will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised. The effects on SO7 in terms of pollution are likely to be minor negative in the short to medium term due to increases in air pollution from construction. Development of the site could introduce more light pollution to the area; however, the site is close to Uckfield and existing light pollution is likely already present. It is considered that the impacts can be suitably mitigated. The site is within 150m of the nearest bus stop with an 8-10 min bus journey time to Uckfield. Buses are also relatively frequent providing a viable, alternative, sustainable transport option to the private car for potential resident thus helping to reduce air pollution from car use. Overall, a minor positive effect is likely on SO7. Given the proximity of the site to a bus stop and the existing and potential for improved pedestrian access to it, together with access to the train station in Uckfield by bus, minor positive effects are expected on SO13 as potential future residents have viable means of public transport within close proximity, facilitating sustainable travel. The residential development of this site for the scale proposed will make a modest contribution to the district's housing requirement and therefore a minor positive effect is expected on SO14.

	Given the size of the proposed development, it is considered there would be minor positive effects on SO15 through contributions to health and wellbeing enhancements.
Selected / Rejected for allocation	The proposal for the site is for 20-25 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 20 (net) dwellings and has been proposed for allocation on this basis. The site is in line with the spatial strategy for the district, being well located in terms of its proximity, and public transport access, to Uckfield a sustainable settlement. The site is also well contained within the wider landscape, having a low to moderate sensitivity to development, however development would require the provision of substantial landscape buffers to protect and reinforce the landscape structure of the site, particularly on the roadside. The existing vehicular/pedestrian access onto Coopers Green Road would require significant upgrading or a new vehicular access would be required to serve residential development, but this is considered possible. The site would be required to provide footpaths to the site on the eastern side of Coopers Green Road to improve pedestrian connectivity to Uckfield to the south. The site may also be able to achieve a suitable vehicular/pedestrian access via the land to the south which has been assessed under 026/1990. The design and layout of any scheme would need to reflect its sensitive location. Woodland within the site would need to be retained and a suitable buffer created between any future development and the area of ancient woodland to the east. Development would also 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.

SHELAA Ref: 1005/1410 **SITE:** Land at Mockbeggar Farm, London Road, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1005/1410 Name: Land at Mockbeggar Farm, London Road, Uckfield, TN22 1HF
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site currently comprises agricultural land. • The site is 3.65ha in size. • The site is proposed for residential development of 108 (net) dwellings. • The site lies within the urban area of Ringles Cross, which lies at the northern periphery of Uckfield to the south. • Ringles Cross itself has no services and facilities but is in very close proximity of Uckfield. • The site lies within 250m of the nearest bus stop, located on London Road to the north of the site, however residents would need to cross London Road to reach the footpath on the other side to access the bus stop. Uckfield train station is approx. 2km to the south and can be reached by bus within 8-10 mins. • 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. • Uckfield is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as extensive services and facilities (including retail, leisure and employment). • The site complies with the overall Spatial Strategy for the district as it is located within a short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), 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: 1005/1410 Name: Land at Mockbeggar Farm, London Road, Uckfield, TN22 1HF
		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 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. • 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 no risk from surface water flooding. • The site is within an area of groundwater concern and therefore there could be a risk of groundwater flooding. Further investigation will be required. • 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 but acknowledging the potential risk of groundwater flooding, and that policies within the plan will provide for

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1005/1410 Name: Land at Mockbeggar Farm, London Road, Uckfield, TN22 1HF
		S	M	L	Overall	Commentary
						suitable surface water drainage, 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. • The development of this site will significantly 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 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. • The site is within the Uckfield WTW catchment. At present, there is sufficient headroom within the Uckfield Wastewater Treatment Works catchment to accommodate the site, but the treatment works will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised. • Given the level of development proposed, it is considered that there could be major negative effects on this SA Objective in terms of water supply/consumption. Impacts could be mitigated to some degree through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is in agricultural use however it is not classified under the Agricultural Land Classification (ALC). • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1005/1410 Name: Land at Mockbeggar Farm, London Road, Uckfield, TN22 1HF
		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					• Development of the site at this scale could introduce significant light pollution to the area; however, the site is close to Uckfield and existing light pollution is likely present. The site is within an area classed as being '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. • The site is within 250m of the nearest bus stop, approx. a 5-minuite walk, although residents would have to cross London Road to use the footpath. Development could provide pedestrian access improvements to the bus stop either through a crossing point or footpath provision on the eastern side of London Road up to the site. Buses are

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1005/1410 Name: Land at Mockbeggar Farm, London Road, Uckfield, TN22 1HF
		S	M	L	Overall	Commentary
						frequent and have a journey time to Uckfield of approx. 6mins, providing a sustainable transport option to the private car for potential residents. • 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 as a result of increases in air pollution from construction. Given the sites proximity and potential for pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are significant trees and hedgerows located along the site's boundaries which form a significant part of the site's green infrastructure network as well as the wider green infrastructure network, providing connectivity and wildlife corridors to the ancient woodland and deciduous woodland that is located adjacent the sites boundaries. • There is limited vegetation within the site, except a mature hedgerow, which bisects the centre of the site from north to south. • Development would need to seek to retain and enhance the trees and hedgerows on the site 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 no detailed scheme for the site has been put forward.
SO9	BIODIVERSITY					• Round Wood Ancient Woodland lies adjacent to the site's south eastern boundary and is also classified as Priority Habitat Deciduous Woodland. This would require a suitable and appropriate buffer from any development. • There are no designated biodiversity sites within the site or in proximity to the site. • The site is not within a BOA.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1005/1410 Name: Land at Mockbeggar Farm, London Road, Uckfield, TN22 1HF
		S	M	L	Overall	Commentary
						• The trees and hedgerows provide good wildlife corridors and stepping stones to the wider area and contribute toward the site's biodiversity. Development should seek to retain and protect the existing boundary and on-site vegetation. • 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 assess the site as having low to moderate sensitivity, due to its flat topography, enclosed nature and proximity to the existing modern settlement edge of Ringles Cross. • The site is bounded by linear residential development to the east and south along London Road and Coopers Green Road with loose knit dwellings located in a highly vegetated landscape to the north, a commercial caravan dealership to the north west and agricultural land to the west, beyond London Road, which has also been assessed under 1007/1410. • Development will need to comply with other Local Plan policies which address the protection and enhancement of landscape and townscape character. • Mitigation measures will need to be identified in accordance with the relevant Local Plan 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, but it is well enclosed within the wider landscape and is within the existing built form of Ringles Cross. However, it is for a significant quantum of development and the site would require significant landscaping.
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: 1005/1410 Name: Land at Mockbeggar Farm, London Road, Uckfield, TN22 1HF
		S	M	L	Overall	Commentary
						• The site is outside of any Archaeological Notification Area (ANA). • Despite the quantum of development, it is considered there will be 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					• The site is within 250m of the nearest bus stop and this is accessible via existing footpaths, albeit potential residents would need to cross London Road at present. • Development of the site would need to provide suitable measures to facilitate pedestrian access either via new footpaths on the east side of London Road or the provision of a crossing point to the west side of London Road. The site therefore has access to sustainable transport. • Journey time to Uckfield by bus, including to the train station, is approx. 8-10 mins. • There is no PRoW within the site or in close proximity. • The site has an existing vehicular access via the farmyard that lies adjacent to the sites north western boundary, although this is not included within the boundaries of the site as submitted. • Development will require the provision of a new vehicular access from London Road that would require a transport assessment (particularly given the speed limit of 60mph along this part of the road) and some removal of the existing vegetation to the London Road boundary. However, it is considered that the site can achieve a new vehicular access onto London Road. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to bus stops and the existing and potential for improved pedestrian access to these, together with access to the train station in Uckfield by bus.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1005/1410 Name: Land at Mockbeggar Farm, London Road, Uckfield, TN22 1HF
		S	M	L	Overall	Commentary
SO14	HOUSING					• Developing the site for this quantum of housing would significantly contribute to the district's identified housing need and is within reach via public transport of a sustainable settlement, in line with the Spatial Strategy. 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. • 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. • Notwithstanding this, major positive effects are expected on this SA Objective.
SO15	HEALTH & WELLBEING					• The nearest health services, including a minor injuries Unit, are in Uckfield, approx. 1.5 miles south of the site via London Road to Uckfield High Street. • Access is possible via public transport (buses). • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • Existing provision in Buxted for grass pitch based sport in terms of quality and ancillary provision is poor with a latent demand of 1 x Match Equivalent Session (MES) required currently and a greater need is anticipated going forward. • The site is not proposing any health and wellbeing facilities or improvements to the current open space and sports pitch deficits in Buxted. • However, the proposed quantum of development is likely to result in financial contributions towards the improvement of existing health and wellbeing facilities including open space. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1005/1410 Name: Land at Mockbeggar Farm, London Road, Uckfield, TN22 1HF
		S	M	L	Overall	Commentary
						• Given the size of the proposed development, it is considered there would be major positive effects on this SA Objective through contributions to health and wellbeing enhancements.
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 and 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 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. • 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 not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Although the development of the site could result in additional services and facilities within Ringles Cross, the site is in such close proximity, and with very good public transport access, to Uckfield, that this is unlikely. • Therefore, it is considered there will be no significant effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1005/1410 Name: Land at Mockbeggar Farm, London Road, Uckfield, TN22 1HF
		S	M	L	Overall	Commentary
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • The nearest primary and secondary schools, as well as a college, are in Uckfield, approx. 1.5 miles south of the site and accessible by public transport (buses). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • 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 the impact is considered to be uncertain on this SA Objective.

SUMMARY OF RESULTS:	Site No: 1005/1410 Name: Land at Mockbeggar Farm, London Road, Uckfield, TN22 1HF																			
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	Ringles Cross itself is an unsustainable settlement however it is within very close proximity to Uckfield, which is classed as a sustainable settlement in the Settlement Hierarchy. There are a number of sites put forward for development in the vicinity of this site and in Uckfield. 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 located in close proximity to, and with good public transport access to, Uckfield, which is considered a sustainable settlement according to the settlement hierarchy. The site, therefore, conforms with the overall spatial strategy for 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. 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 proposed quantum of development will significantly increase pressure on water resources and major negative effects could be experienced on SO4, although impacts could be 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. At present, there is sufficient headroom within the Uckfield Wastewater Treatment Works catchment to accommodate the site, but the treatment works will need to increase capacity towards the end of the plan period if all of the planned growth within the catchment is realised. The effects on SO7 in terms of pollution are likely to be minor negative in the short to medium term due to increases in air pollution from construction. Development of the site could introduce more light pollution to the area; however, the site is close to Uckfield and existing light pollution is likely already present. It is considered that the impacts can be suitably mitigated. The site is within 250m of the nearest bus stop with an 8-10 min bus journey time to Uckfield. Buses are also relatively frequent providing a viable, alternative, sustainable transport option to the private car for potential resident thus helping to reduce air pollution from car use. Overall, a minor positive effect is likely on SO7. Given the proximity of the site to a bus stop and the existing and potential for improved pedestrian access to it, together with access to the train station in Uckfield by bus, minor positive effects are expected on SO13 as potential future residents have viable means of public transport within close proximity, facilitating sustainable travel. The residential development of this site for the scale proposed will make a significant contribution to the district's housing requirement, which would be enhanced through provision of affordable and custom/self-build homes, and therefore a major positive effect is expected on SO14.

	Given the size of the proposed development, it is considered there would be major positive effects on SO15 through contributions to health and wellbeing enhancements.
Selected / Rejected for allocation	The proposal for the site is for 108 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 60 (net) dwellings and has been proposed for allocation on this basis The site is in line with the spatial strategy for the district, being well located in terms of its proximity and public transport access, to Uckfield a sustainable settlement. The site is also within a short walking distance of Uckfield's urban boundary. The site is also well contained within the wider landscape, having a low to moderate sensitivity to development, however development would require the strengthening of landscape buffers to the east and north to protect existing residential development. Round Wood to the southeast of the site (to the east of the field fronting onto London Road and to the south of the field behind the properties that face on Five Ash Down (road)) is ancient woodland. Suitable buffers would be required between any new development and the ancient woodland, which significantly reduces the site's developable area. The existing access is through the farmyard; however, this is not included in the SHELAA application and therefore the development will need a new access from London Road that would require a transport assessment (particularly given the speed limit of 60mph along this part of the roadway) and some removal of the existing vegetation to the London Road boundary. However, it is considered that the site can achieve a new access onto London Road. Development of the site will need to provide suitable measures to facilitate pedestrian access to public transport and Uckfield either via new footpaths on the east side of London Road or the provision of a crossing point to the west side of London Road. Development will need to seek to retain and enhance the trees and hedgerows on the site boundaries and within the site, to maintain and enhance the green infrastructure network and improve biodiversity.

SHELAA Ref: 1102/1840 **SITE:** Land to the North of the A272, West of Buxted

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1102/1840 Name: Land to the north of the A272, west of Buxted, TN22 4BB
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently in agricultural use. • The site is 8.63ha in size. • The site is proposed for residential development (150 - 200 net dwellings) including up to 10% affordable housing. • The site lies at the western periphery of Buxted and relates well to existing residential development located along Station Road. The site lies within the proposed settlement boundary for Buxted. • The nearest bus stop is located 200m to the west of the site on Hurstwood Road and Buxted train station lies approx. 500m to the east of the site. • Both the bus stop and train station are accessible on foot via footpaths along Coopers Green 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. • Buxted is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as a good range of services and facilities (including retail and community). • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and has access to bus and train services. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements, 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: 1102/1840 Name: Land to the north of the A272, west of Buxted, TN22 4BB
		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 majority of the site is Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. The sites eastern boundary relates closely with the river Uck and therefore a very small portion of the site is located within Flood Risk Zones 2 and 3. This would not affect development as could be avoided. • The site has no risk of surface water flooding. • The vast majority of the site is within an area of groundwater concern and therefore there is the potential for groundwater flood risk. Further investigations would be required as part of development. • The site is greenfield and development would introduce areas of impermeable surfaces and therefore the site could be vulnerable to the adverse effects of climate change i.e. overheating and surface water flood risk. • 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 majority of the site is Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. The sites eastern boundary relates closely with the river Uck and therefore a very small portion of the site is located within Flood Risk Zones 2 and 3. This would not affect development as could be avoided. • The site has no risk of surface water flooding.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1102/1840 Name: Land to the north of the A272, west of Buxted, TN22 4BB
		S	M	L	Overall	Commentary
						• The vast majority of the site is within an area of groundwater concern and therefore there is the potential for groundwater flood risk. Further investigations would be required as part of development. • 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 but acknowledging the potential risk of 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 uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of the site at this scale will significantly 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 however the river Uck lies a short distance from the site's eastern boundary. • 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 major negative effects on this SA Objective. Impacts could be mitigated to some degree through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is in agricultural use however it is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1102/1840 Name: Land to the north of the A272, west of Buxted, TN22 4BB
		S	M	L	Overall	Commentary
						• 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. • 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 within an area of the district classed as being 'darker' by CPREs light pollution mapping. The scale of development proposed could introduce significant light pollution to a mainly rural area. Mitigation measures and Local Plan policies could reduce this, however residual negative effects are likely to remain. • 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. However, it is considered that the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1102/1840 Name: Land to the north of the A272, west of Buxted, TN22 4BB
		S	M	L	Overall	Commentary
						impacts can be suitably mitigated and that the proximity of the site to both bus and train services offers alternatives to the private car as a means of reaching other settlements, services and facilities. • 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 despite the proximity of the site to public transport due to the sheer scale of the proposed housing. Mitigation may be possible to a degree, but this is uncertain at this time.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are trees and hedgerows located along the site boundaries but vegetation within the site is limited. These connect to the countryside that surrounds the site to the north and parcels of ancient and deciduous woodland located adjacent the sites boundaries. These features 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. • 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, as much would depend on the scheme brought forward.
SO9	BIODIVERSITY					• The site is likely to have significant biodiversity value as it is located wholly within the River Uck and its Headwaters BOA.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1102/1840 Name: Land to the north of the A272, west of Buxted, TN22 4BB
		S	M	L	Overall	Commentary
						• 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. • There are no designated biodiversity sites within the site or in close proximity. • There are no irreplaceable habitats within the site, however Parsonage Wood/Sedgy Wood ancient woodland adjoins parts of the site's northern and eastern boundaries. This woodland is also classified as Priority Habitat Deciduous Woodland and is subject to a group TPO (No 18, 199). • The trees that form the sites western boundary are also classified as Priority Habitat Deciduous woodland. • The site is within 7km of the Ashdown Forest Special Protection Area (SPA) and therefore mitigation for recreational impacts will be required of any development. This includes a potential contribution to Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) Strategy. • The trees and hedgerows on the site boundaries and within the site contribute to its biodiversity 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 biodiversity, 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 sensitivity to residential development, in part due to the heritage assets that surround the site and its location to west of Buxted and the railway line, which separates the site from the settlement and affords it a more rural setting. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1102/1840 Name: Land to the north of the A272, west of Buxted, TN22 4BB
		S	M	L	Overall	Commentary
						• Development of the scale proposed would introduce significant built form into a still largely rural and tranquil area and therefore a major negative effect is expected on this SA Objective. Significant landscape mitigation would be required of any development.
SO11	HISTORIC & CULTURAL HERITAGE					• The main constraint to the site is the setting of designated heritage assets, with three listed buildings (Linden House, The Mill House and The Old Mill) to the southeast of the site, a single listed grade II* listed building (Harrock House) to the northwest and Buxted park that is a grade II* listed park and garden located to the south of the site. • The design and delivery of residential development on this site is dependent on the impact on these heritage assets, particularly to the northwest as this is on higher ground. However, development on the western part of the site would likely have an impact upon the setting of Harrock House that could not be mitigated, although this impact lessens as the site moves towards the east as this part of the site is on lower ground. • A small northeastern part of the site is covered by South of Parsonage Wood Archaeological Notification Area (ANA). • Given the scale of the development proposed and acknowledging the lack of a detailed scheme at this time, the impacts on this SA Objective are considered to be minor negative given the potential for significant harm to the setting of the heritage assets, particularly in the west of the site.
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 nearest bus stop is located 200m to the west of the site on Hurstwood Road and Buxted train station is also within walking distance, lying approx. 500m to the east of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1102/1840 Name: Land to the north of the A272, west of Buxted, TN22 4BB
		S	M	L	Overall	Commentary
						• Both the bus stop and train station are accessible on foot via existing footpaths along Coopers Green Road. • The site is approx. a 15 min walk to Buxted train station and the services and facilities within Buxted and pedestrian access is available along Coopers Green Road. • Uckfield can be reached via train services from Buxted with a journey time of 12 minutes and these run hourly. • Buxted footpath 61A lies opposite the south east corner of the site on the south side of the A272 and provides pedestrian access to the Grade II* Listed Buxted Park. • 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 on this SA Objective is considered to be major positive given the proximity of the site to the train station, bus stop and facilities in Buxted, and the fact these are within walking distance via safe existing footpaths along Coopers Green Road.
SO14	HOUSING					• The proposed development of the site for 150 - 200 (net) dwellings, including 10% affordable housing, will significantly contribute to the district's identified housing need and is within a sustainable settlement in line with the Spatial Strategy. • The impact on this SA Objective is expected to be major positive.
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as it is for more than 10 (net) dwellings. • The nearest health services are in Buxted and despite the site's rural appearance, it is located within walking distance of a GP practice to the east and has safe existing pedestrian access via Coopers Green Road. • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1102/1840 Name: Land to the north of the A272, west of Buxted, TN22 4BB
		S	M	L	Overall	Commentary
						• The site is not proposing any health and wellbeing facilities or improvements to the current open space and sports pitch deficits in Buxted. However, given the proposed scale of development, contributions to such facilities are highly likely to be achieved. • 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 the size of the proposed development, but lack of health and wellbeing facilities, it is considered there would be minor positive effects on this SA Objective through contributions to health and wellbeing enhancements.
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. • However, the site is within 500m of the Buxted Water Treatment Works and therefore an odour assessment would be required to inform the site layout and/or other mitigation measures that may be required. • 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 proposal for development of the site looks to provide 10% affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. However, this is below the district's requirement for 35% affordable housing. • 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 design and acknowledging the lower contribution towards 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1102/1840 Name: Land to the north of the A272, west of Buxted, TN22 4BB
		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 not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is in close proximity and a safe walking distance to the services and facilities in Buxted, together with public transport, so future residents would have good access to the village centre. • Therefore, major positive effects are expected on this SA Objective, given the size of proposed development.
SO20	EDUCATION & SKILLS					• There may be the potential to improve skills and training through local job creation/apprenticeships during construction. • Buxted has a pre-school and a primary school. The site is located within walking distance of the primary school to the west. • The nearest secondary schools, as well as a college, are in Uckfield, approx. 3 miles south of the site and accessible by public transport (buses and trains). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility. Therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • However, more early years and nursery provision would be needed. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however impacts are considered uncertain in the longer term due to the need for feasibility work into whether existing schools can be expanded to cover the places needed.

SUMMARY OF RESULTS:	Site No: 1102/1840 Name: Land to the north of the A272, west of Buxted, TN22 4BB																			
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	Buxted is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around Buxted. 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 located on the periphery of Buxted, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies wholly within the proposed settlement boundary for Buxted and is in close proximity, and walking distance, of public transport, services and facilities. The site therefore conforms with the overall spatial strategy for development within Wealden as a whole. Given the scale of the proposed development, major negative effects are likely on SO4 in terms of water use as this will place pressure on water supplies. Work would need to be undertaken in consultation with the water provider and mitigation through water efficient development would be required, alongside the relevant Local Plan policies. Major negative effects are also expected on SO10 as development of this scale would introduce significant built form into a still largely rural and tranquil area, given the site's location to the west of Buxted and the railway line, which separates the site from the settlement and affords it a more rural setting. 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. Minor negative effects are expected on SO7 as development of this scale is likely to introduce light pollution to an area considered to be 'darker' although mitigation should lessen this to some degree. And whilst the site is in close proximity to public transport, the sheer scale of the proposed development is likely to result in an increase in car use and potential negative effects on air pollution. Again, mitigation could reduce these impacts, but residual negative effects are likely to remain. Minor negative effects are expected on SO9 as the site is likely to have significant biodiversity value that cannot necessarily be fully mitigated. It is wholly within a BOA, has ancient woodland and Priority Habitat Deciduous woodland adjoining its boundaries and development of this scale would negatively impact a large area within the BOA. Some mitigation through Local Plan policies may be possible but residual negative effects will remain. The main constraint to the site is the setting of designated heritage assets, with three listed buildings (Linden House, The Mill House and The Old Mill) to the southeast of the site, a single listed grade II* listed building (Harrock House) to the northwest and

	Buxted park that is a grade II* listed park and garden located to the south of the site. The design and delivery of residential development on this site is dependent on the impact on these heritage assets, particularly to the northwest as this is on higher ground. However, development on the western part of the site would likely have an impact upon the setting of Harrock House that could not be mitigated, although this impact lessens as the site moves towards the east as this part of the site is on lower ground. Given the scale of the development proposed and acknowledging the lack of a detailed scheme at this time, the impacts on SO11 are considered to be minor negative given the potential for significant harm to the setting of the heritage assets, particularly in the west of the site. Minor opposite effects are expected on SO15 given the size of the proposed development, but lack of provision of health and wellbeing facilities, through contributions to health and wellbeing enhancements. Despite the site's rural appearance, the site is located within a safe walking distance of a primary school (to the west) and Buxted Rail Station, a GP practice and other amenities (including a convenience store and several public houses) to the east as well as public transport in the form of buses. Therefore, major positive effects are expected on SO13 and SO19 as future residents will be able to access sustainable transport and walk to the village centre of Buxted. The proposed development for 150 - 200 (net) dwellings, with 10% affordable will significantly contribute towards the district's housing need and so a major positive effect is expected on SO14. However, the affordable housing contribution is below the district's policy requirement of 35% and so other benefits i.e., contributions to sustainable transport provision or health and wellbeing provision (open space) will be required.
Selected / Rejected for allocation	The site is not taken forward for allocation as it is considered the significant harm development of this scale would cause to the heritage assets cannot be suitably mitigated. The scale of development is also considered unsuitable for the site, which is located to the west of Buxted and the railway line, which separates the site from the settlement and affords it a more rural setting.

SHELAA Ref: 1154/1840

SITE: Land North of A272, Adjacent to Brown Heath House, Pound Green, Buxted

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1154/1840 Name: Land north of A272, adjacent to Brown Heath House, Pound Green, Buxted, TN22 4PJ
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is unused and consists of overgrown woodland and shrubbery. • The site is 0.33ha in size and being promoted for residential development of 4 (net) self-build dwellings. • The site is within 200m of the nearest bus stop, which is located south-west of the site. • Buxted Rail Station lies approximately 700m to the west of the site. • There is existing pedestrian access to the bus stop and train station however residents would need to cross the road to reach the footpath on the south side of the A272 to access the bus stop. • 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. • Buxted is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as a good range of services and facilities (including retail and community). • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and has access to bus and train services. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements, 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: 1154/1840 Name: Land north of A272, adjacent to Brown Heath House, Pound Green, Buxted, TN22 4PJ
		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 is within an area of groundwater concern and so there may be a risk of groundwater flooding. Further investigations would be required as part of any development. • The site is greenfield and development will 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 of surface water flooding. • The site is within an area of groundwater concern and so there may be a risk of groundwater flooding. Further investigations would be required as part of any development. • 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: 1154/1840 Name: Land north of A272, adjacent to Brown Heath House, Pound Green, Buxted, TN22 4PJ
		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 but acknowledging the potential risk of 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 uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The site is not within a groundwater source protection zone. • 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. • Given the size of the site, and the proposed quantum of development for the site, it is considered there will be no significant impact on this SA Objective. It is likely that any negative impacts could be mitigated through good design and compliance with local plan policies in terms of water usage.
SO5	SOIL, LAND & MINERALS					• The site is agricultural land although not currently in use. It is not classified under the Agricultural Land Use classification system. • 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: 1154/1840 Name: Land north of A272, adjacent to Brown Heath House, Pound Green, Buxted, TN22 4PJ
		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					• The site is located within a part of the district classed as being 'darker' by CPREs light pollution mapping. However, given the quantum of development proposed, it is unlikely that significant light pollution would be introduced and that this 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 site is within 200m of a bus stop and there is existing pedestrian access along existing footpath on the south side of the A272. Future residents would have to cross the A272 to reach the bus stop • The site is within a suitable walking distance of the centre of Buxted and its services and facilities, enabling people to walk to access services and facilities and hence help to reduce emissions and air pollution. Future residents would have to cross the A272 to access the footpaths along the south side of the A272.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1154/1840 Name: Land north of A272, adjacent to Brown Heath House, Pound Green, Buxted, TN22 4PJ
		S	M	L	Overall	Commentary
						• The size of the proposed development is unlikely to significantly increase traffic and congestion on the road network. • The impacts on this SA Objective are likely to be minor negative in the short to medium term but given the size of the proposed development, it is likely there will be no significant effect over the longer term
SO8	GREEN & BLUE INFRASTRUCTURE					• The trees and hedgerows along the sites boundaries provides excellent wildlife corridors and stepping stones to the wider area. These connect to the countryside that surrounds Buxted to the north east. • 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. • 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					• The site is likely to have significant biodiversity value as it is located wholly within the River Uck and its Headwaters BOA. • 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. • There are no designated biodiversity sites within the site or in close proximity. • There are no irreplaceable habitats within the site or within close proximity. • There are no Priority Habitats within the site or within close proximity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1154/1840 Name: Land north of A272, adjacent to Brown Heath House, Pound Green, Buxted, TN22 4PJ
		S	M	L	Overall	Commentary
						• The site is within 7km of the Ashdown Forest Special Protection Area (SPA) and therefore mitigation for recreational impacts will be required of any development. This includes a potential contribution to Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) Strategy. • The trees and hedgerows on the site boundaries contribute to its biodiversity 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 biodiversity, and any development will need to be in compliance with the relevant policies. • Despite the location of the site within a BOA, the proposed scale of development is small and likely to have no significant effect on this SA Objective, particularly given the potential for suitable biodiversity enhancement
SO10	LANDSCAPE & TOWNSCAPE					• The Landscape Sensitivity Assessment 2023 assesses the site as having moderate sensitivity to development, with the site's strong network of hedgerows and trees, alongside dense roadside vegetation that indicating higher sensitivity. • The site is elevated within the landscape and slopes down towards the north and development could be potentially visible within the wide 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. • Given the above and the size of the proposed development, it is likely there would be no significant impact on this SA objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site lies within the Buxted Archaeological Notification Area (ANA), however it is unlikely that development of this site would have a significant effect on the ANA. • Given the above and the size of the proposed development, it is likely there would be no significant impact on this SA objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1154/1840 Name: Land north of A272, adjacent to Brown Heath House, Pound Green, Buxted, TN22 4PJ
		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					• Buxted Footpath 50a lies a short distance to the west of the site. • Development of the site is unlikely to impact on the PRoW. • The site is within 200m of the nearest bus stop and 700m of the train station in Buxted and there is pedestrian access to both along the A272, although future residents would will need to cross the A272 to reach them. • The site is within walking distance of sustainable transport and therefore a minor positive effect is likely on this SA Objective.
SO14	HOUSING					• The proposed development of this site for residential has the potential to contribute to the district's identified housing need, in particular self-build plots / homes and is within a sustainable settlement (Buxted) in line with the Spatial Strategy. • Therefore a minor positive effect is expected on this SA Objective.
SO15	HEALTH & WELLBEING					• The site is within close proximity of health services within Buxted. • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • Existing provision in Buxted for grass pitch-based sport in terms of quality and ancillary provision is poor with a latent demand of 1 x Match Equivalent Session (MES) required currently and a greater need is anticipated going forward.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1154/1840 Name: Land north of A272, adjacent to Brown Heath House, Pound Green, Buxted, TN22 4PJ
		S	M	L	Overall	Commentary
						• The site is not proposing any health and wellbeing facilities or improvements to open space provision within Buxted. • The site would not require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings. • 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 development, it is considered there would 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 is for small scale custom / self-build homes and it is considered that there will be no significant effect on this SA Objective. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for self build housing and does not offer any employment provision. Therefore, it is considered that the site would have no significant effect in the 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. • Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1154/1840 Name: Land north of A272, adjacent to Brown Heath House, Pound Green, Buxted, TN22 4PJ
		S	M	L	Overall	Commentary
						• However, the development of this site would place future residents within close proximity of the village centre of Buxted and its services and facilities, although pedestrian links would require improvements. • It is considered that there will be no significant effect on this SA Objective.
SO20	EDUCATION & SKILLS					• The nearest primary school is Buxted Church of England Primary School, located approx. 1.5 miles to the west of the site. This is beyond a reasonable walking distance for primary school children. • The nearest secondary schools, as well as a college, are in Uckfield, approx. 3.2 miles south of the site and accessible by public transport (train). • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • Given the size of the site and proposed development it is considered there would be no significant effect on this SA Objective.

SUMMARY OF RESULTS:	Site No: 1154/1840	Name: Land north of A272, adjacent to Brown Heath House, Pound Green, Buxted, TN22 4PJ																		
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	Buxted is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around Buxted. 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 on the edge of Buxted, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site is located outside but adjacent to the proposed settlement boundary for Buxted. 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 site is within 200m of a bus stop and 700m of the train station, as well as being close to the village centre, and has pedestrian links via footpaths on the south side of the A272. Future residents would have to cross the road to reach them but development could contribute to improvements. and so theoretically has access to sustainable transport. Therefore, minor positive effects are expected on SO13. The proposed development is for a small number of self-build homes, but this will still contribute towards the district's housing need and so a minor positive effect is expected on SO14.
Selected / Rejected for allocation	The site is not taken forward for allocation despite its proximity to the centre of Buxted and sustainable transport as whilst it is well screened by the dense woodland and shrubbery, this would make it difficult to provide a suitable vehicular access to the site through the mature tree row. The visibility for any potential access for the site is also poor, particularly given the junction configuration at Limes Cross/A272 just to the west of the site. The site is located on the eastern fringe of Buxted, where there would not be the opportunity to improve the connectivity between the village centre and the site, given the scale of the proposed development.

SHELAA Ref: 1199/1990 **SITE:** Land East of Five Ash Down Road, Five Ash Down

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1199/1990 Name: Land east of Five Ash Down Road, Five Ash Down, TN22 3EF
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is comprised of four large agricultural fields. • The site is 17.36ha in size and is proposed for residential development and the applicant is proposing 400 (net) dwellings. • The site is located at the northeastern periphery of Five Ash Down. The eastern parts of the site lie in the countryside towards the northeast of the settlement. • Five Ash Down itself has limited services and facilities but is classed as a sustainable settlement in the settlement hierarchy, mainly due to its very good public transport links to Uckfield, a higher order sustainable settlement in the settlement hierarchy. It does have a post office and convenience store. • The site is within 350m of the nearest bus stop on Five Ash Down Road (approx. a 5-minute walk), however this cannot be reached on foot due to the lack of footpaths along the A26. • The bus service from Five Ash Down is regular (hourly/half hourly) Mon – Sun with a journey time to Uckfield of approx. 6 mins. • 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. • Uckfield is classed as a sustainable settlement within the Settlement Hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to London and other areas as well as extensive services and facilities (including retail, leisure and employment). • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement however it does not have pedestrian access to sustainable transport despite the proximity of the bus stop. • 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 Uckfield, increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1199/1990 Name: Land east of Five Ash Down Road, Five Ash Down, TN22 3EF
		S	M	L	Overall	Commentary
						• 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					• 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 lies within an area of groundwater concern and therefore there may be a risk of groundwater flooding. Further investigations would be required as part of any development. • The site is classed as greenfield and development would introduce areas of 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1199/1990 Name: Land east of Five Ash Down Road, Five Ash Down, TN22 3EF
		S	M	L	Overall	Commentary
						• The site lies within an area of groundwater concern and therefore there may be a risk of groundwater flooding. Further investigations would be required as part of any development. • 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 the site is not at risk of fluvial or surface water flooding but acknowledging the potential risk of 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 uncertain at this time
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Given the size of the site, and the quantum of development proposed, this will significantly 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. • 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 development proposed on this site, it is considered that there could be major negative effects on this SA Objective. Impacts could be mitigated to some degree through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is in agricultural use however it is not classified under the Agricultural Land Classification (ALC). • The site is not safeguarded for minerals or waste operations. • The site is a greenfield site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1199/1990 Name: Land east of Five Ash Down Road, Five Ash Down, TN22 3EF
		S	M	L	Overall	Commentary
						• 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. • 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 an are classified as being 'brighter' by CPREs light pollution mapping. This gets darker in the east of the site away from existing development along the A26 and the A26 itself. • The quantum of development proposed will introduce significant further light pollution to the area however mitigation should be possible, and the sites' location will also help minimise the impacts. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1199/1990 Name: Land east of Five Ash Down Road, Five Ash Down, TN22 3EF
		S	M	L	Overall	Commentary
						• The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, particularly given the lack of pedestrian access to sustainable transport. • 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 major negative despite the proximity of the site to public transport due to the sheer scale of the proposed housing and the lack of access to sustainable transport. Mitigation may be possible to a degree, but this is uncertain at this time
SO8	GREEN & BLUE INFRASTRUCTURE					• The significant trees and hedgerows located along the site boundaries provide excellent wildlife corridors and stepping stones to the wider area, including the priority habitat and ancient woodland located adjacent to the site's eastern boundary. • The agricultural fields on site are separated by mature hedgerows that run along field boundaries, which also contribute to the green infrastructure network and provide wildlife corridors and stepping stones within the site to the wider area. • The trees and hedgerows contribute significantly to the green infrastructure network of the site and the wider area. • Development 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 on this SA Objective is considered to be uncertain at this time, as much would depend on the scheme brought forward. However, there is the potential for both positive and negative effects on the green infrastructure network, given the proposed quantum of development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1199/1990 Name: Land east of Five Ash Down Road, Five Ash Down, TN22 3EF
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The site does not lie within a Biodiversity Opportunity Area (BOA). • There are no designated biodiversity sites within the site or in close proximity. • There are no irreplaceable habitats within the site, however Olivespit Wood and Bevingford Shaw 1 ancient woodlands adjoin the sites southeastern and northeastern boundary respectively. • These ancient woodlands are also designated Priority Habitat Deciduous Woodland. • The site is within 7km of the Ashdown Forest Special Protection Area (SPA) and therefore mitigation for recreational impacts will be required of any development. This includes a potential contribution to Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) Strategy. • The trees and hedgerows on the site boundaries and within the site contribute to its biodiversity 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 and within the site as they are likely to have biodiversity value. • Suitable and appropriate buffers would be required to protect the ancient woodland / Priority Habitat Woodland from adverse effects of any development. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, and any development will need to be in compliance with the relevant policies. • Due to the potential harm from quantum of proposed development on the existing biodiversity of the site and wider area but acknowledging the potential for some degree of mitigation through Local Plan policies, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the Landscape Sensitivity Assessment 2023. However, the site falls within the Buxted assessment unit where land is classified as at least moderately sensitive to residential development. • The site itself is situated within a prominent location within the wider landscape and panoramic views are provided across the surrounding countryside.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1199/1990 Name: Land east of Five Ash Down Road, Five Ash Down, TN22 3EF
		S	M	L	Overall	Commentary
						• 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. • The potential scale of development that could come forward on this site would place significant built form within a largely rural area and this would likely be highly visible within the wider landscape given the site's prominent position. • The site would also be of a significant scale (particularly when coupled with the recently completed residential site to the west) and would be at odds with the largely linear settlement pattern of Five Ash Down. • Therefore, a major negative effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• Two Grade II listed buildings (Bevingford and barn to the west of Bevingford) lie adjacent to the site's northeastern boundary. The development of this site would impact upon the historic setting of these listed buildings. • The site lies within the Bevingford Archaeological Notification Area (ANA) and further investigations would be required of any development. • Given the proposed quantum of development, there could be major negative effects on this SA Objective. Details of how the setting of the listed buildings would be protected are unknown 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					• There is no existing vehicular access to the site and no pedestrian access due to the lack of footpaths along the A26 connecting the site to Five Ash Down to the south.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1199/1990 Name: Land east of Five Ash Down Road, Five Ash Down, TN22 3EF
		S	M	L	Overall	Commentary
						• The site may have difficulty in terms of achieving a suitable vehicular access, given the speed of the road (50 mph speed limit), the bend of the A26 and the undulating topography as it moves northwards, which may also affect visibility splays. • The site would likely be able to achieve pedestrian connectivity to the site via new footpaths on the east side of the A26, however, this may require the removal of significant vegetation. • The site is within 350m of a bus stop and if pedestrian access to the site on the east side of the A26 can be achieved, future residents would have safe access to sustainable transport. • Bus journeys to Uckfield are 7 mins however there is a 12-minute walk to the bus stop from the site. • The scale of the proposed development could provide significant improvements to public transport provision i.e. a new bus stops however there are no details as to this at this time, so this is uncertain. • 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 effect on this SA Objective is considered to be uncertain at this time as much will depend on the provision of pedestrian and sustainable transport enhancements and details of these are lacking at this time. However, if these can be resolved, positive effects are likely given the sites proximity to sustainable transport and to Uckfield, a sustainable settlement in the settlement hierarchy.
SO14	HOUSING					• The proposed development of the site for 400 (net) dwellings will significantly contribute to the district's identified housing need and is within a sustainable settlement (Five Ash Down) in line with the Spatial Strategy. 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. • 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. • Notwithstanding this, major positive effects are expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1199/1990 Name: Land east of Five Ash Down Road, Five Ash Down, TN22 3EF
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The nearest health services are in Buxted and Uckfield, both accessible via public transport (buses) from Five Ash Down. • The High Weald Lewes Havens Clinical Commissioning Group (CCG) is operating within 86% of the available clinical space it has, and it is likely a new surgery or funding to extend the existing surgeries in the area, which includes Uckfield and Buxted, will be required. • The Wealden Open Space Assessment (2022) finds that there is currently a slight deficit in amenity greenspace and allotments within Buxted Parish but that it has a significant surplus of natural and semi-natural greenspace. • Existing provision in Buxted for grass pitch-based sport in terms of quality and ancillary provision is poor with a latent demand of 1 x Match Equivalent Session (MES) required currently and a greater need is anticipated going forward. • The site is not proposing any health and wellbeing facilities or improvements to open space provision within Buxted. • 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, it is considered there would be major positive effects on this SA Objective through contributions to health and wellbeing enhancements or provision on site i.e. open space
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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1199/1990 Name: Land east of Five Ash Down Road, Five Ash Down, TN22 3EF
		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 not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • Although the site has access to Five Ash Down, due to the lack of services and facilities here and the proximity of the site to Uckfield (with access via bus services and a short journey time) it is considered that there will be no significant effect on this SA Objective. No new services and facilities are likely to be provided in Five Ash Down due to the ease of access to Uckfield.
SO20	EDUCATION & SKILLS					• The nearest primary and secondary schools, as well as a college, are in Uckfield, approx. 2.3 miles south of the site and accessible by public transport (buses) from Five Ash Down. • Information from East Sussex County Council, as the education provider for state schools, indicates that none of the new development proposed within the Uckfield planning area in isolation would require the provision of a new educational facility. therefore, it is necessary to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed. • 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, given the scale of development proposed, the impacts are uncertain due to the need to undertake feasibility studies to investigate whether local schools could be expanded to cover the places needed.

SUMMARY OF RESULTS:	Site No: 1199/1990 Name: Land east of Five Ash Down Road, Five Ash Down, TN22 3EF																			
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	Five Ash Down is classed as a sustainable settlement despite its lack of services and facilities as it does have a convenience store, open various hours Monday to Sunday, because it is extremely close to Uckfield (another sustainable settlement) and has a very frequent bus service to the town. It is also close to Buxted, another sustainable settlement, although there is no direct bus service to Buxted. There are a number of sites put forward for development in the vicinity of this site and in Uckfield and Buxted. 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 located just over 0.5 miles (approx. 12-minute walk) from Five Ash Down, where there is a convenience store and very good public transport access to Uckfield, a sustainable settlement within the settlement hierarchy. However, there is no safe pedestrian access along the A26 at present. 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. Minor negative effects are expected on SO9 as the sheer quantum of development proposed has the potential to significantly harm the sites existing biodiversity, but some degree of mitigation is likely achievable through the application of relevant Local Plan policies. The quantum of development will place significant pressure on water supply and wastewater infrastructure and therefore major negative effects are expected on SO4. Close working with the water providers Southern Water and Southeast Water will be required. Mitigation may be possible to a degree through water efficiency measures in new build, but pressures will remain. Major negative effects are also expected on SO7 due to the quantum of development and the lack of pedestrian access to sustainable transport meaning car dependency is likely and therefore a potential increase in air pollution. If access to sustainable transport can be resolved this may work to mitigate impacts as the site is only a short bus journey via a very frequent service to Uckfield. Development of this scale will have a major negative effect on SO10 as the site occupies a highly prominent position within a semi-rural landscape and would be highly visible within the wider countryside and would have a detrimental impact upon the countryside landscape to the northeast of Five Ash Down. The proposed development would also be of a significant scale (particularly when coupled with the recently completed residential site to the west) and would be at odds with the largely linear settlement pattern of Five Ash Down.

	In terms of SO11, major negative effects are expected as the quantum of development proposed would impact upon the historic setting of Bevingford and barn to west of Bevingford Grade II Listed Buildings, which it is considered cannot be adequately mitigated. The proposed quantum of development would significantly contribute to the housing needs of the district, and this would be enhanced by the provision of affordable homes, Lifetime Homes and self-build / custom plots, detail of which are currently lacking. Therefore, significant positive effects are expected on SO14. Whilst the site is not proposing and health and wellbeing improvements, the scale of development mean it is likely that developer contributions towards such provision / enhancement could be achieved and therefore a major positive effect is expected on SO15.
Selected / Rejected for allocation	The site is not taken forward for allocation as it would be of a significant scale (particularly when coupled with the recently completed residential site to the west) and would be at odds with the largely linear settlement pattern of Five Ash Down. The development of this site would also have a detrimental impact upon the countryside landscape to the northeast of Five Ash Down and would adversely impact upon the historic setting of two Grade II Listed Buildings (Bevingford and barn to west of Bevingford). It is considered that these issues cannot be suitably mitigated given the prominent position of the site and its visibility within the wider landscape. A new or significantly upgraded vehicular and pedestrian access to the site from Five Ash Down Road would also require consideration, including the provision of pedestrian footways. The site may have difficulty in terms of achieving a suitable vehicular access, given the speed of the road (50 mph speed limit), the bend of the A26 and the undulating topography as it moves northwards, which may also affect visibility splays. The site would likely be able to achieve pedestrian connectivity to Five Ash Down via new footpaths on the east side of the A26, however, this would likely require the removal of significant vegetation and therefore it is uncertain if this would be achievable.