Appendix A11e Parish: Chiddingly

SHELAA Ref: 220/3090 **SITE:** The Crofters and The Old Depot, Golden Cross, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 220/3090 SITE: The Crofters and The Old Depot, Golden Cross, Lower Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently a detached house with associated curtilage and agricultural land (site is a mix greenfield and brownfield). • The site is 1.15 ha in size and proposed for 20 (net) dwellings by the applicant. • The site is to the north of Golden Cross (A22) to the south of Chiddingly and is surrounded by open countryside and woodland to the north, with linear residential housing business units to the east and west and a linear residential housing development to the south with open countryside to beyond the A22. • 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. • Chiddingly is not classed as a sustainable development within the settlement hierarchy and lacks significant services and facilities and so any so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

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SO2	CLIMATE CHANGE ADAPTATION					• Although the site is a mix of brownfield and greenfield, developing this site will still introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development and there is a potential risk of groundwater flooding. • The site does have a small amount of surface water flooding risk at its southeast and southwest corners, but this is limited and mitigation is likely to achievable. • The site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development.

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						• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA).

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 220/3090 SITE: The Crofters and The Old Depot, Golden Cross, Lower Dicker
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						• There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The Greenfield nature of some of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection, and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development would be out of keeping with surrounding land uses. • The site is considered to be of moderate sensitivity within the Council's landscape evidence base primarily due to the existing agricultural uses of the site. • The site currently lies in a rural location with views from the wider landscape, including towards to South Downs National Park and the mature field boundaries partly enclose the site, although the site is situated near existing agricultural development and therefore development would influence the sense of tranquillity and countryside. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be minor negative but could be reduced through suitable mitigation measures.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 220/3090 SITE: The Crofters and The Old Depot, Golden Cross, Lower Dicker
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or in close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently an existing suitable vehicular access to the A22 from the site. May be need for the vehicular access to be widened to gain the visibility splays required to serve a greater quantum of development. • There is currently pedestrian access to the site, with a footpath on the north side of the A22. • The nearest train station is at Berwick, approx. 3.5 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is on the A22 at Well House to the east of the site, and there is pedestrian connectivity to the bus stop is currently. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage given that the development of the site requires a transport assessment to determine whether a suitable vehicular access can be provided on the busy A22 given the speed limit of the highway in this location.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 20 (net) dwellings.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 220/3090 SITE: The Crofters and The Old Depot, Golden Cross, Lower Dicker
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						• However, due to the size of the sustainable developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approx. 3.4 miles to the southeast of the site. The nearest hospital is in Eastbourne, approx. 8 miles to the south-east • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre) however these are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approx. 2 miles of the site, although access would still likely be by private car. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
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.

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						• 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. • Due to the surrounding business and employment uses of the land along the A22 in this location there is potential for the site to come forward for the development of employment floorspace. However, as the promoter of the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from Chiddingly and any other identified settlement or local facilities and amenities. • Chiddingly has limited services and facilities, and potential future residents are likely to travel to Hailsham and Polegate or shop online. • The site is not proposing any retail floorspace. • The site is currently accessible by vehicles and to pedestrians as there is there is a footpath along the north side of the A22. connecting the site to bus stops further east and west along the A22 which would provide some sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to have no significant effect.

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SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Chiddingly (Chiddingly Primar School). However, pedestrian connectivity from the site is non-existent. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	SHELAA Ref: 220/3090 SITE: The Crofters and The Old Depot, Golden Cross, Lower Dicker																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Chiddingly is not classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement.

	Major positive effects: None **Minor positive effects: SO9 Biodiversity and SO14 Housing** The site promotor has proposed a residential development (20 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO10 Landscape & Townscape and SO15 Health and Wellbeing** All development will result in an increase in greenhouse gas emissions and waste production, additionally the scale of the proposed development will have negative impact upon the views of the mature boundaries and views toward the South Downs National Park. Although, the application of Local Plan policies should mitigate any negative impacts. Furthermore, the lack of health services and facilities within Chiddingly, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against, although the provision of a health hub could help towards some degree of mitigation. **No significant effect: SO11 Historic & Cultural Heritage, SO18 Economy & Employment, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean 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 has not been taken forward for allocation because the site is detached from any settlement as well as services and facilities, together with increasing pressure on the existing capacity of the clinical area. Furthermore, as there has been no proposal for landscaping mitigation that would limit the impact that developing the site of views from the South Downs National Park.

SHELAA Ref: 802/3090 **SITE:** Land to the Rear of Terra, The Dicker, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 802/3090 SITE: Land to the rear of Terra, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently a private amenity land (greenfield). • The site is 1.54 ha in size and proposed for 40 (net) dwellings by the applicant. • The site is to the north of Golden Cross (A22) to the south of Chiddingly and is surrounded by open countryside to the north, east and west, and linear residential housing development to the south with open countryside to beyond the A22. • 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. • Chiddingly is not classed as a sustainable development within the settlement hierarchy and lacks significant services and facilities and so any so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will still introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 802/3090 SITE: Land to the rear of Terra, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
						• 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 entire the site is in Flood Zone 1, which is suitable for development and there is a potential risk of groundwater flooding. • The site does have a small amount of surface water flooding risk at its southeast corner, but this is limited and mitigation is likely to achievable. • The site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 802/3090 SITE: Land to the rear of Terra, The Dicker, Lower Dicker
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						• 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. • The site is within the Environment Agency's waste disposal site consultation area and therefore, a waste assessment would be required. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting.

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						• Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The Greenfield nature of some of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection, and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development would be out of keeping with surrounding land uses. • The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due the existing commercial development along the A22 that limits the tranquillity of the site.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 802/3090 SITE: Land to the rear of Terra, The Dicker, Lower Dicker
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						• The site is located near the Hackhurst Lane Industrial Estate although the site is not well enclosed due to the linear low hedgerows in the area. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be no significant effect but could be positive through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or in close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently an existing vehicular access to the A22 from the site. However, this passes through the curtilage of the residential land that fronts the site onto the A22. Therefore, the site would need to be developed in conjunction with development on the adjoining land, to provide a suitable vehicular access using third-party land. • There is currently pedestrian access to the site, with a footpath on the north side of the A22. • The nearest train station is at Berwick, approx. 3.5 miles south of the site, although the only reasonable access to the station is via private motor vehicle.

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						• The nearest bus stop is on the A22 at Nash Street to the west of the site, and there is pedestrian connectivity to the bus stop is currently. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage given that the site requires third-party land in order to provide a suitable vehicular access and the transport measures are 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 40 (net) dwellings. • However, due to the size of the sustainable developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approx. 2.8 miles to the southeast of the site. The nearest hospital is in Eastbourne, approx. 7.6 miles to the south-east • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre) however these are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approx. 1.3 miles of the site, although access would still likely be by private car.

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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 that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
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. • Due to the surrounding business and employment uses of the land along the A22 in this location there is potential for the site to come forward for the development of employment floorspace. However, as the promoter of the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 802/3090 SITE: Land to the rear of Terra, The Dicker, Lower Dicker
		S	M	L	Overall	Commentary
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from Chiddingly and any other identified settlement or local facilities and amenities. • Chiddingly has limited services and facilities, and potential future residents are likely to travel to Hailsham and Polegate or shop online. • The site is not proposing any retail floorspace. • The site is currently accessible by vehicles and to pedestrians as there is there is a footpath along the north side of the A22. connecting the site to bus stops further east and west along the A22 which would provide some sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Muddles Green (Chiddingly Primar School). However, pedestrian connectivity from the site is non-existent. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	SHELAA Ref: 802/3090 SITE: Land to the rear of Terra, The Dicker, Lower Dicker																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Chiddingly is not classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement.

	Major positive effects: None **Minor positive effects: SO9 Biodiversity and SO14 Housing** The site promotor has proposed a residential development (40 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, and SO15 Health and Wellbeing** 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 impacts. Furthermore, the lack of health services and facilities within Chiddingly, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against, although the provision of a health hub could help towards some degree of mitigation. **No significant effect: SO10 Landscape and Townscape, SO11 Historic & Cultural Heritage, SO18 Economy & Employment, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean 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 has not been taken forward for allocation because the site is detached from any settlement as well as services and facilities, together with increasing pressure on the existing capacity of the clinical area. Furthermore, as the site would need to come forward in conjunction with development on neighbouring land to provide a suitable vehicular access through third-party land.

SHELAA Ref: 880/3090 **SITE:** Marigolds Farm, Nash Street, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 880/3090 SITE: Marigolds Farm, Nash Street, Lower Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (greenfield). • The site is 12.69 ha in size and proposed for 31,725 (net) employment floorspace by the applicant. • The site is to the north of Golden Cross (A22) to the south of Chiddingly and is surrounded by open countryside to the north, east and west, and a mix of detached residential housing within large curtilages and areas of commercial development to the south with open countryside to beyond the A22. • 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. • Chiddingly is not classed as a sustainable development within the settlement hierarchy and lacks significant services and facilities and so any so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will still introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 880/3090 SITE: Marigolds Farm, Nash Street, Lower Dicker
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development and there is a potential risk of groundwater flooding. • The site does have a small amount of surface water flooding risk at its southwest corner, but this is limited and mitigation is likely to be achievable. • The majority of the site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land but has not been classified within the Agricultural Land Classification survey.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 880/3090 SITE: Marigolds Farm, Nash Street, Lower Dicker
		S	M	L	Overall	Commentary
						• The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in employment floorspace will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 880/3090 SITE: Marigolds Farm, Nash Street, Lower Dicker
		S	M	L	Overall	Commentary
						• Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, although Dicker Wood runs along the site's eastern most boundary is considered to be a Priority Habitat Ancient deciduous woodland. • The Greenfield nature of some of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • The site boundaries comprise significant hedgerows and trees and there is a TPO bordering the eastern part of the site (HDRC 2008(1) and 199(20)). • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection, and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • Although any proposed development on the site would require suitable buffers to the ancient woodland and TPOs along the eastern most boundary, the impact is expected to be uncertain as there is no design plan for the development of the site at this stage, therefore the impact on the local biodiversity is unknown and so are the implantation mitigation methods.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development would be out of keeping with surrounding land uses.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 880/3090 SITE: Marigolds Farm, Nash Street, Lower Dicker
		S	M	L	Overall	Commentary
						• The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due the existing commercial development along the A22 that limits the tranquillity of the site. • The site is located near the Hackhurst Lane Industrial Estate although the site is not well enclosed due to the linear low hedgerows in the area. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be no significant effect but could be positive through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There is a Grade II listed building to the northwest of the site (on the opposite side of Nash Street from the site) called Robin Mead, however this is at a distance where it is considered there would be no impact on the listed building or its setting from the development of this site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no existing vehicular or pedestrian access directly from the site to either the A22 or Nash Street. However, the current access is track that passes through the adjoining site to the west (1137/3090) onto Nash Street. Therefore, the site would

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 880/3090 SITE: Marigolds Farm, Nash Street, Lower Dicker
		S	M	L	Overall	Commentary
						either need to be developed in conjunction with development on the adjoining land to the west, therefore requiring third-party land to provide a suitable vehicular access. • There is currently no pedestrian access to the site, as there are no footpaths along Nash Street in this location. • The nearest train station is at Berwick, approx. 3.5 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is on the A22 at Nash Street to the west of the site, however there is no pedestrian connectivity to the bus stop is currently. • Two PRoW travel through the site; one runs north to south in the eastern field of the site (Hellingly 35) and the other runs east to west in the western field of the site (Chiddingly 47b). • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered be minor negative at this stage given that the site requires third-party land in order to provide a suitable vehicular access and the potential impact that developing the site would have on the setting of the Two PRoW that travel through the site.
SO14	HOUSING					• The proposed development is for employment floorspace only and therefore offers no provision of housing units. • The impact on this SA Objective is expected to be a no significant effect if the site is brought forward as the promotor of the site has only proposed the site for the development of employment floorspace.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approx. 3.4 miles to the southeast of the site. The nearest hospital is in Eastbourne, approx. 8 miles to the south-east • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 880/3090 SITE: Marigolds Farm, Nash Street, Lower Dicker
		S	M	L	Overall	Commentary
						• Sports facilities are available in Hailsham (Freedom Leisure Centre) however these are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approx. 2 miles of the site, although access would still likely be by private car. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that the site is not proposed for residential development there is unlikely to much of an impact on the existing capacity within the health sector. Therefore, the SA Objective is considered to have no significant effect in relation to health and wellbeing factors.
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 31,725m^2 of employment floorspace provision therefore it is considered that the site would have major positive effect over all timescales on this

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 880/3090 SITE: Marigolds Farm, Nash Street, Lower Dicker
		S	M	L	Overall	Commentary
						SA Objective. Furthermore, jobs may be created in the short term in relation to construction, having a major positive effect.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from Chiddingly and any other identified settlement or local facilities and amenities. • Chiddingly has limited services and facilities, and potential future residents are likely to travel to Hailsham and Polegate or shop online. • The site is not proposing any retail floorspace. • The site is not currently accessible by a suitable vehicle access although potential exists to create an access onto Nash Street, subject to development in conjunction with adjoining land for third-party access. • The site is not accessible to pedestrians and there is no footpath along Nash Street connecting the site to a settlement or the bus stops to the south along the A22, which would provide sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to have a minor negative effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Muddles Green (Chiddingly Primar School). However, pedestrian connectivity from the site is non-existent. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS: SHELAA Ref: 880/3090 SITE: Marigolds Farm, Nash Street, Lower Dicker																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Chiddingly is not classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement.

	Major positive effects: SO18 Economy & Employment The site promotor has proposed a employment development (31,725m^2 net employment floorspace), which would make a positive contribution to the district's employment floorspace needs. However, the details are lacking as to the type of employment floorspace provided etc. **Minor positive effects: None** **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO13 Travel & Accessibility and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impacts. Furthermore, the setting of the two PRoW that travel through the site is at risk due to the proposed development of employment floorspace on the site. **No significant effect: SO10 Landscape and Townscape, SO11 Historic & Cultural Heritage, SO14 Housing, SO15 Health &Wellbeing and SO20 Education & Skills** The scale of proposed development and the site's location mean 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 has not been taken forward for allocation because the site is detached from any settlement as well as services and facilities, together with potential impact upon the setting of the two PRoW that pass through the site. Furthermore, as the site would need to come forward in conjunction with development on neighbouring land to provide a suitable vehicular access through third-party land. Furthermore, a new access directly onto the A22 would not be achievable due to the speed of the highway in this location, therefore the site would need to seek the potential for coming forward in conjunction with the adjacent site to the west (1137/3090). However, this would require substantial improvement works to the existing access as it is currently a field gate.

SHELAA Ref: 888/3090 **SITE:** Land at Marigolds Farm, Nash Street, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 888/3090 SITE: Land at Marigolds Farm, Nash Street, Lower Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (greenfield). • The site is 0.35 ha in size and proposed for 3 (net) dwellings by the applicant. • The site is to the north of Golden Cross (A22) to the south of Chiddingly and is surrounded by open countryside to the north, east and west, and a mix of detached residential housing within large curtilages and areas of commercial development to the south with open countryside to beyond the A22. • 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. • Chiddingly is not classed as a sustainable development within the settlement hierarchy and lacks significant services and facilities and so any so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will still introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 888/3090 SITE: Land at Marigolds Farm, Nash Street, Lower Dicker
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development and there is a potential risk of groundwater flooding. • The site is not at risk surface water flooding, and the implementation of mitigation methods would benefit the surrounding area. • The site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land but has not been classified within the Agricultural Land Classification survey.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 888/3090 SITE: Land at Marigolds Farm, Nash Street, Lower Dicker
		S	M	L	Overall	Commentary
						• The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 888/3090 SITE: Land at Marigolds Farm, Nash Street, Lower Dicker
		S	M	L	Overall	Commentary
						• Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The Greenfield nature of some of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection, and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be uncertain as there is no design plan for the development of the site at this stage, therefore the impact on the local biodiversity is unknown and so are the implantation mitigation methods.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development would be out of keeping with surrounding land uses. • The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due the existing commercial development along the A22 that limits the tranquillity of the site.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 888/3090 SITE: Land at Marigolds Farm, Nash Street, Lower Dicker
		S	M	L	Overall	Commentary
						• The site is located near the Hackhurst Lane Industrial Estate although the site is not well enclosed due to the linear low hedgerows in the area. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be no significant effect but could be positive through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There is a Grade II listed building to the north of the site (on the opposite side of Nash Street from the site) called Robin Mead, however this is at a distance where it is considered there would be no impact on the listed building or its setting from the development of this site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently an existing vehicular access to the Nash Street from the site. However, this passes through the curtilage of the Marigold Farm to the north. Therefore, the site would either need to be developed in conjunction with development on the adjoining land to the south or with an agreement with the landowner of Marigold Farm to the north to improve their access track, therefore requiring third-party land to provide a suitable vehicular access.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 888/3090 SITE: Land at Marigolds Farm, Nash Street, Lower Dicker
		S	M	L	Overall	Commentary
						• There is currently no pedestrian access to the site, as there are no footpaths along Nash Street in this location. • The nearest train station is at Berwick, approx. 3.5 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is on the A22 at Nash Street to the west of the site, however there is no pedestrian connectivity to the bus stop is currently. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage given that the site requires third-party land in order to provide a suitable vehicular access and the transport measures are 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 3 (net) dwellings. • However, due to the size of the sustainable developable area of the site, an appropriate mix of type and tenure, including affordable housing could not be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a no significant effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approx. 2.8 miles to the southeast of the site. The nearest hospital is in Eastbourne, approx. 7.6 miles to the south-east • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 888/3090 SITE: Land at Marigolds Farm, Nash Street, Lower Dicker
		S	M	L	Overall	Commentary
						• Sports facilities are available in Hailsham (Freedom Leisure Centre) however these are accessible by public transport as Nash has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approx. 1.3 miles of the site, although access would still likely be by private car. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 888/3090 SITE: Land at Marigolds Farm, Nash Street, Lower Dicker
		S	M	L	Overall	Commentary
						• Due to the surrounding business and employment uses of the land along the A22 in this location there is potential for the site to come forward for the development of employment floorspace. However, as the promoter of the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from Chiddingly and any other identified settlement or local facilities and amenities. • Chiddingly has limited services and facilities, and potential future residents are likely to travel to Hailsham and Polegate or shop online. • The site is not proposing any retail floorspace. • The site is not currently accessible by a suitable vehicle access although potential exists to create an access onto Nash Street, subject to development in conjunction with adjoining land for third-party access and hedge clearance. • The site is not accessible to pedestrians and there is no footpath along Nash Street connecting the site to a settlement or the bus stops to the south along the A22, which would provide sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to have a minor negative effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Muddles Green (Chiddingly Primar School). However, pedestrian connectivity from the site is non-existent. Further primary and secondary education is available in Hailsham and there is a school bus service Mon – Fri to/from Hailsham. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	SHELAA Ref: 888/3090 SITE: Land at Marigolds Farm, Nash Street, Lower Dicker																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Chiddingly is not classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies

	outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement. **Major positive effects: None** **Minor positive effects: None** **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO15 Health &Wellbeing and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impacts. Furthermore, the lack of health services and facilities within Chiddingly, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against, although the provision of a health hub could help towards some degree of mitigation. **No significant effect: SO10 Landscape and Townscape, SO11 Historic & Cultural Heritage, SO14 Housing, SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location mean 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 has not been taken forward for allocation because the site is too small to provide any substantial residential development on its own and is detached from any settlement as well as services and facilities, together with increasing pressure on the existing capacity of the clinical area. Furthermore, as the site would need to come forward in conjunction with development on neighbouring land to provide a suitable vehicular access through third-party land.

SHELAA Ref: 921/1630 **SITE:** Land to the South of the Woodland Centre, A22, Whitesmith

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 921/1630 SITE: Land to the south of the Woodland Centre, A22, Whitesmith
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently a agricultural land (greenfield) • The site is 4.79 ha in size and proposed for 5,000m^2 (net) of employment floorspace by the applicant. • The site is to the east of Holmes Hill (A22) to the west of Chiddingly and is surrounded by open countryside and woodland to the east, with woodland to the northeast and south, and an industrial estate to the north. • 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. • Chiddingly is not classed as a sustainable development within the settlement hierarchy and lacks significant services and facilities and so any so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will still introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 921/1630 SITE: Land to the south of the Woodland Centre, A22, Whitesmith
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development and there is a potential risk of groundwater flooding. • The site does have a small amount of surface water flooding risk at its western corner, but this is limited and mitigation is likely to achievable. • Part of the site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or within close proximity. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land but has not been classified within the Agricultural Land Classification survey.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 921/1630 SITE: Land to the south of the Woodland Centre, A22, Whitesmith
		S	M	L	Overall	Commentary
						• The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. However, Kiln Wood to the south is a site with historic iron extraction. • 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. • The industrial estate to the north includes the Woodland Centre, which is a designated waste site. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in employment floorspace will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 921/1630 SITE: Land to the south of the Woodland Centre, A22, Whitesmith
		S	M	L	Overall	Commentary
						• Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is ancient woodland within the south-west part of the site running along the site's frontage with the A22 and there is further ancient woodland adjacent to the northeast and south of the site. • All of the ancient woodland within and adjacent to the site is classed as Priority Habitat Deciduous woodland. • Furthermore, Kiln Wood adjacent to the south of the site is a Local Wildlife Site consisted of ancient deciduous woodland. • The Greenfield nature of some of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection, and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 921/1630 SITE: Land to the south of the Woodland Centre, A22, Whitesmith
		S	M	L	Overall	Commentary
						woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • However, given the amount of the ancient deciduous woodland abutting the site, the impact is expected to be minor negative.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development would be out of keeping with surrounding land uses. • The site is considered to be of moderate to high sensitivity within the Council's landscape evidence base primarily due to the existing agricultural use of the site and the adjacent Kiln Wood being designated as a Local Wildlife Site and ancient deciduous woodland. • The site currently lies in a rural location with some views from the wider landscape, including towards to South Downs National Park and the mature field boundaries partly enclose the site. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be minor negative but could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or in close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 921/1630 SITE: Land to the south of the Woodland Centre, A22, Whitesmith
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently no vehicular access to the A22 from the site and new access onto the A22 would be unsuitable due to the ancient woodland that fronts the site. Therefore, a new access may need to be sought by connecting through the existing industrial estate to the north. However, improvements to the existing access to this industrial estate would be needed to make it suitable for further intensification. • There is currently no pedestrian access to the site. • The nearest train station is at Berwick, approx. 3.8 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is on the Broomham Lane to the north of the site, however there is no pedestrian connectivity to the bus stop is currently. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage that the site requires third-party land in order to provide a suitable vehicular access and the transport measures are 'unknown'.
SO14	HOUSING					• The proposed development is for employment floorspace only and therefore offers no provision of housing units. • The impact on this SA Objective is expected to be a no significant effect if the site is brought forward as the promotor of the site has only proposed the site for the development of employment floorspace.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approx. 3.4 miles to the southeast of the site. The nearest hospital is in Eastbourne, approx. 8 miles to the south-east • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre) however these are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week).

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 921/1630 SITE: Land to the south of the Woodland Centre, A22, Whitesmith
		S	M	L	Overall	Commentary
						• A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approx. 2 miles of the site, although access would still likely be by private car. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that the site is not proposed for residential development there is unlikely to much of an impact on the existing capacity within the health sector. Therefore, the SA Objective is considered to have no significant effect in relation to health and wellbeing factors.
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 would not provide both market and affordable housing, and this is likely not 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 and design, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for 5,000m^2 of employment floorspace provision therefore it is considered that the site would have major positive effect over all timescales on this SA Objective. Furthermore, jobs may be created in the short term in relation to construction, having a major positive effect.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 921/1630 SITE: Land to the south of the Woodland Centre, A22, Whitesmith
		S	M	L	Overall	Commentary
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from Chiddingly and any other identified settlement or local facilities and amenities. • Chiddingly has limited services and facilities. • The site is not proposing any retail floorspace. • The site is currently not accessible by vehicles or to pedestrians as there is no footpath along the A22 in this location connecting the site to the bus stop at Broomham Lane, which would provide some sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to have a minor negative effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The site is for employment use only the development of this site would not put any additional demand on the education system within the district. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS: SHELAA Ref: 921/1630 SITE: Land to the south of the Woodland Centre, A22, Whitesmith																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Chiddingly is not classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement.

	Major positive effects: SO18 Economy & Employment The site promotor has proposed a employment development (5,000m^2 net employment floorspace), which would make a positive contribution to the district's employment floorspace needs. However, the details are lacking as to the type of employment floorspace provided etc. **Minor positive effects: None** **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity, SO10 Landscape & Townscape and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and waste production, additionally the scale of the proposed development will have negative impact upon the ancient deciduous woodland that abuts the site and the designated wildlife site at Kiln Wood adjacent to the south of the site, as well as views toward the South Downs National Park. Although, the application of Local Plan policies should mitigate any negative impacts. **No significant effect: SO11 Historic & Cultural Heritage, SO14 Housing, SO15 Health & Wellbeing and SO20 Education & Skills** The scale of proposed development and the site's location mean 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 has not been taken forward for allocation because the site is detached from any settlement as well as services and facilities, together with potential impacts upon the priority habitats of ancient deciduous woodland to the north and south of the site, and the risk of harm to the local wildlife site at Kiln Wood adjacent to the south. Furthermore, a new access directly onto the A22 would not be achievable due to the ancient deciduous woodland along the site's frontage to the highway, therefore the site would need to seek the potential for connecting through the existing industrial estate to the north. However, this would require improvement works to the industrial estate's existing access to be suitable for further intensification.

SHELAA Ref: 922/1880 **SITE:** Willets Farm, Muddles Green, Chiddingly

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 922/1880 SITE: Willets Farm, Muddles Green, Chiddingly
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently an existing farmyard and associated agricultural land (mix of brownfield and greenfield). • The proposed number of dwellings has not been provided by the landowner, but the site is 4.75 ha in size. • The is to the east of The Street to the north of Muddles Green and is surrounded by open countryside to the north and east, with scattered housing to the south. • 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. • Muddles Green is not classed as a sustainable development within the settlement hierarchy and lacks significant services and facilities and so any so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will still introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 922/1880 SITE: Willets Farm, Muddles Green, Chiddingly
		S	M	L	Overall	Commentary
						• The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site is in Flood Zone 1, which is suitable for development, although there is some Flood Zone 2 along the northern boundary as well as a potential risk of groundwater flooding throughout the site. • The site does have a small amount of surface water flooding risk along the northern boundary around the small stream that runs along the boundary. • The north of the site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • To the west of the site is a small stream that flows into the Wick Street Stream, which runs along the western 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. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 922/1880 SITE: Willets Farm, Muddles Green, Chiddingly
		S	M	L	Overall	Commentary
						• The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing and employment floorspace will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the south and from the road to the north.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 922/1880 SITE: Willets Farm, Muddles Green, Chiddingly
		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 on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, although there is some deciduous woodland that runs adjacent to the northern boundary. • The Greenfield nature of some of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection, and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development would be out of keeping with surrounding land uses. • The site is considered to be of moderate to high sensitivity within the Council's landscape evidence base primarily due to the existing agricultural use of the site and the southern extents of the site are located within the Muddles Green Conservation Area. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 922/1880 SITE: Willets Farm, Muddles Green, Chiddingly
		S	M	L	Overall	Commentary
						• Due to the site being considered moderate to highly sensitive lack of a detailed scheme for the site and the likelihood that landscape mitigation could be implemented, the effect on this SA Objective is considered to be minor negative at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The southern extent of the site is within the Muddles Green conservation area. • There are a number Grade II listed buildings to the south of the site (on the along both sides of Muddles Green), however this is at a distance where it is considered there would be no impact on the listed building or its setting from the development of this site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have an uncertain effect on this SA Objective, as there design plan for the development of whole and the impacts upon these heritage would therefore be '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 currently vehicular access to The Street from the site, although the Highway Authority will need to be consulted to determine whether the existing access would require improvements to accommodate further intensification. • There is currently no pedestrian access to the site, as there are no footpaths within the vicinity of the site. • The nearest train station is at Berwick, approx. 4.2 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is at the Chiddingly School to the south of the site, however there is no pedestrian connectivity to the bus stop is currently. Additionally, there is currently no public bus service that services this bus stop. • 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 922/1880 SITE: Willets Farm, Muddles Green, Chiddingly
		S	M	L	Overall	Commentary
						• The impact is considered minor negative as potential new residents of the development would need to rely upon private motor vehicles to access any services or facilities due to the lack of footpaths within Muddles Green or public bus services.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, but the site promoter has not yet identified a quantum of development and therefore, the contribution is not known at this stage. • However, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approx. 3.6 miles to the southeast of the site. The nearest hospital is in Uckfield, approx. 6.1 miles to the north-west • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre) however these are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approx. 2.3 miles of the site, although access would still likely be by private car. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 922/1880 SITE: Willets Farm, Muddles Green, Chiddingly
		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 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 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					• Whilst the site is centrally located to Muddles Green and there is potential to improve pedestrian access to the settlement, Muddles Green has limited services and facilities, and potential future residents are likely to travel to Hailsham and Polegate or shop online. • Therefore, the impact on this SA Objective is considered to be minor negative.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The site is for employment use only the development of this site would not put any additional demand on the education system within the district.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 922/1880 SITE: Willets Farm, Muddles Green, Chiddingly
		S	M	L	Overall	Commentary
						• The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	SHELAA Ref: 922/1880 SITE: Willets Farm, Muddles Green, Chiddingly																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																			
Minor Positive																			
Not Significant																			
Minor Negative																			
Major Negative																			
Uncertain																			

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does have planning permission for the development of 7 dwellings to replace the buildings within the existing farmyard. Muddles Green is not classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement.

	Major positive effects: None **Minor positive effects: SO9 Biodiversity and SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO10 Landscape & Townscape, SO13 Travel & Accessibility, SO15 Health & Wellbeing and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and waste production, particularly with the to the lack of footpaths within Muddles Green or public bus services resulting in a reliance on private motor vehicles, although the application of Local Plan policies should mitigate any negative impacts. Additionally, there is potential for development of the site harm the landscape in an area of moderate to high sensitivity, partially the considering the sites position as agricultural land within close proximity to the Muddles Green Conservation Area. Furthermore, the lack of health services and facilities within Chiddingly, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against, although the provision of a health hub could help towards some degree of mitigation. **No significant effect: SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location mean 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 has not been taken forward for allocation because although the site would be a continuation of the existing Muddles Green settlement, it is considered unsuitable within the Council's sustainable settlement hierarchy due to the lack of services and facilities, together with the lack of footpaths and public bus services within Muddles Green potential new residential will rely on private motor vehicles. Additionally, there is increasing pressure on the existing capacity of the clinical area. Furthermore, the existing industrial estate would need improvements to the existing access to accommodate large-scale intensification if the development came forward.

SHELAA Ref: 943/3030 **SITE:** Land at Sanctuary Farm, Chiddingly Road, Horam

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 943/3030 SITE: Land at Sanctuary Farm, Chiddingly Road, Horam
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (greenfield). • The site is 8.31 ha in size and proposed for 200 (net) dwellings, 5 acres of green infrastructure and 1,000m^2 (net) of community facilities by the applicant. • The site is to the east of Chiddingly Road to the south of Horam and is surrounded by open countryside, with linear housing along the road to the south. • 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. • Horam is classed as a sustainable development within the settlement hierarchy with some services and facilities, although any development is still likely to result in an increase in car use to reach Hailsham as one of the district's main towns, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will still introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 943/3030 SITE: Land at Sanctuary Farm, Chiddingly Road, Horam
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development and there is a potential risk of groundwater flooding. • The site is not at risk surface water flooding, and the implementation of mitigation methods would benefit the surrounding area. • The eastern corner of the site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • To the west of the site is a small stream that flows into the Wick Street Stream, which runs along the western 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. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 943/3030 SITE: Land at Sanctuary Farm, Chiddingly Road, Horam
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing and employment floorspace will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing and employment in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 943/3030 SITE: Land at Sanctuary Farm, Chiddingly Road, Horam
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the south and from the road to the north. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, although Rose Bank Farm Shaw is adjacent to the site's boundary in the southern corner, which is considered to be a Priority Habitat Ancient deciduous woodland. Additionally, the small Cindergill Wood is a piece of ancient woodland adjacent to the eastern corner of the site. • The Greenfield nature of some of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection, and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • Although any proposed development on the site would require suitable buffers to the ancient woodland that is adjacent the site, the impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 943/3030 SITE: Land at Sanctuary Farm, Chiddingly Road, Horam
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development would be out of keeping with surrounding land uses. • The site is considered to be of moderate sensitivity within the Council's landscape evidence base primarily due historic woodland boundaries in the area including an area of ancient woodland to the south of the site. • The site is partially open in character, with some views from Chiddingly Road, although some longer views are limited by the surrounding woodland. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be no significant effect but could be positive through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or in close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access to Chiddingly Road from the site. However, the existing access is currently a field gate onto a farm track, therefore development would require substantial improvements to this access including the removal hedgerows for visibility splays.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 943/3030 SITE: Land at Sanctuary Farm, Chiddingly Road, Horam
		S	M	L	Overall	Commentary
						• There is currently no pedestrian access to the site, as there are no footpaths along Chidingly Road in this location. • The nearest train station is at Berwick, approx. 6.2 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is at The May Garland to the northeast of the site, however there is no pedestrian connectivity to the bus stop is currently. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor negative as the provision of a footpath to provide pedestrian connectivity between the site and Horam, as well as the improvements to the vehicle access, would result in the removal of a substantial amount of vegetation along Chiddingly Road, which is considered to be a rural road and potentially unsuitable for accommodating the increased traffic caused by the development.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 200 (net) dwellings. • However, due to the size of the sustainable developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a 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 nearest health services (GP, dentists, pharmacy) are in Horam, approx. 1.5 miles to the northeast of the site. The nearest hospital is in Uckfield, approx. 6.3 miles to the north-west. • The Horam clinical area is currently operating within 86% of the clinical space it requires. • The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 943/3030 SITE: Land at Sanctuary Farm, Chiddingly Road, Horam
		S	M	L	Overall	Commentary
						• Sports facilities are available in Hailsham (Freedom Leisure Centre) however these are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approx. 2.7 miles of the site, although access would still likely be by private car. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The site promotor has proposed 1,000m^2 of community facilities, however 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 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 943/3030 SITE: Land at Sanctuary Farm, Chiddingly Road, Horam
		S	M	L	Overall	Commentary
						• The nearest primary school is in Maynards Green (Maynards Green Community Primary School) and there is no pedestrian connectivity from the site. • Secondary education is available in Hailsham at Hailsham Community Collage, which provides education from Year 7 to Sixth Form and there is a school bus service Mon – Fri to/from Horam. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is relatively detached from the rest of the Horam settlement. • Horam has some services and facilities, although potential future residents are likely to travel to Hailsham and Polegate or shop online. • The site is not proposing any retail floorspace. • The site is accessible by vehicles. • The site is currently not accessible to pedestrians as there is no footpath along Chiddingly Road connecting the site to The May Garland bus stop, which would provide some sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The site is for housing only the development of this site would not put any additional demand on the education system within the district. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	SHELAA Ref: 943/3030 SITE: Land at Sanctuary Farm, Chiddingly Road, Horam																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Horam is classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has some services and facilities including an array of health services as well as frequent bus service. Should this site come forward for development, 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 detached from Horam, a sustainable settlement according to the settlement hierarchy. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement.

	Major positive effects: SO14 Housing The site promotor has proposed the site for residential development (200 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to the type of any affordable housing provision etc. Additionally, **Minor positive effects: SO9 Biodiversity** As the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO15 Travel & Accessibility** 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 impacts. Furthermore, there is currently no pedestrian access to the site as there are no pavements along this part of Chiddingly Road and widening the existing access to provide a suitable access for residential development would result in the removal of vegetation along the verges of the highway. **No significant effect: SO10 Landscape & Townscape, SO11 Historic & Cultural Heritage, SO18 Economy & Employment, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean 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 has not been taken forward for allocation because the site is detached from Horam and therefore the services and facilities within the settlements. Furthermore, a significantly upgraded vehicle and pedestrian access to the site from Chiddingly Road would also be required, including the provision of pedestrian footways along Chiddingly Road to connect the site with Horam. This would likely require the removal of significant vegetation and therefore it is uncertain if this would be achievable.

SHELAA Ref: 1135/3090 **SITE:** Holmes Hill Business Estate, Holmes Hill, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1135/3090 SITE: Holmes Hill Business Estate, Holmes Hill, Lower Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently a business estate surrounded by agricultural land and fishing lakes (greenfield) • The site is 19.66 ha in size and proposed for 200 (net) dwellings and 29,150m^2 (net) of employment floorspace by the applicant. • The site to the west of Chiddingly, between Holmes Hill (A22) to the east and the B2124 to the south, and is surrounded by open countryside, with a small group linear residential housing to the southeast. • 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. • Chiddingly is not classed as a sustainable development within the settlement hierarchy and lacks significant services and facilities and so any so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will still introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1135/3090 SITE: Holmes Hill Business Estate, Holmes Hill, Lower Dicker
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development, although there is a potential risk of groundwater flooding. • The site does have a small amount of surface water flooding risk along the western boundary and around the lakes within the site, but this is limited and mitigation is likely to achievable. • The site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • To the west of the site is a small stream that flows into the Wick Street Stream, which runs along the western 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. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1135/3090 SITE: Holmes Hill Business Estate, Holmes Hill, Lower Dicker
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • The industrial estate to the north includes the Woodland Centre, which is a designated waste site. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing and employment floorspace will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1135/3090 SITE: Holmes Hill Business Estate, Holmes Hill, Lower Dicker
		S	M	L	Overall	Commentary
						• Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • The Broadoak Wood is ancient woodland situated within the south-west and central part of the site. • All of the ancient woodland within the site is classed as Priority Habitat Deciduous woodland, as well as some groups of deciduous woodland to the north and west of the site. • The Greenfield nature of some of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection, and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1135/3090 SITE: Holmes Hill Business Estate, Holmes Hill, Lower Dicker
		S	M	L	Overall	Commentary
						• However, given the amount of the ancient deciduous woodland and fishing lakes within the site, the impact is expected to be minor negative.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development would be out of keeping with surrounding land uses. • The site is considered to be of moderate to high sensitivity within the Council's landscape evidence base primarily due to the existing agricultural use of the site, the ancient deciduous woodland and fishing lakes within the site that make up the historic landscape features of the area. • The site currently lies in a rural location with some views from the wider landscape, including towards to South Downs National Park and the mature field boundaries and ancient woodland partly enclose the site. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be minor negative but could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site, although there is a Grade II listed building to the south of the site (on the opposite side of the B2124 from the site) called Bat and Ball House, however this is at a distance where it is considered there would be no impact on the listed building or its setting from the development of this site. • The area site entrance for the Holmes Hill Estate is an archaeological notification area due to the location once being a medieval and post-medieval farm complex. Therefore, any development would require an archaeological assessment of the site to ensure the construction of the site does not damage anything of archaeological interest. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1135/3090 SITE: Holmes Hill Business Estate, Holmes Hill, Lower Dicker
		S	M	L	Overall	Commentary
						• Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently vehicular access to the A22 from the site, although the Highway Authority will need to be consulted to determine whether the existing access would require improvements to accommodate further intensification. • There is currently no pedestrian access to the site. • The nearest train station is at Berwick, approx. 3.6 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is at the Golden Cross Inn to the south-east of the site, however there is no pedestrian connectivity to the bus stop is currently. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage that the site requires third-party land in order to provide a suitable vehicular access and the transport measures are 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 200 (net) dwellings. • However, due to the size of the sustainable developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a 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.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1135/3090 SITE: Holmes Hill Business Estate, Holmes Hill, Lower Dicker
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approx. 4.2 miles to the southeast of the site. The nearest hospital is in Eastbourne, approx. 8.5 miles to the south-east • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre) however these are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approx. 2.5 miles of the site, although access would still likely be by private car. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout, or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage, and poverty.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1135/3090 SITE: Holmes Hill Business Estate, Holmes Hill, Lower Dicker
		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 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 29,150m^2 of employment floorspace provision therefore it is considered that the site would have major positive effect over all timescales on this SA Objective. Furthermore, jobs may be created in the short term in relation to construction, having a major positive effect.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from Chiddingly and any other identified settlement or local facilities and amenities. • Chiddingly has limited services and facilities, and potential future residents are likely to travel to Hailsham and Polegate or shop online. • The site is not proposing any retail floorspace. • The site is accessible by vehicles. • The site is currently not accessible to pedestrians as there is no footpath along the A22 in this location connecting the site to the bus stop at the Golden Cross Inn, which would provide some sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The site is for employment use only the development of this site would not put any additional demand on the education system within the district. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS: SHELAA Ref: 1135/3090 SITE: Holmes Hill Business Estate, Holmes Hill, Lower Dicker																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Chiddingly is not classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement.

	Major positive effects: SO14 Housing and SO18 Economy & Employment The site promotor has proposed a mix of residential (200 net dwellings) and employment development (29,150m^2 net employment floorspace), which would make a positive contribution to the district's housing and employment floorspace needs. However, the details are lacking as to the type of employment floorspace provided and any affordable housing provision etc. **Minor positive effects: None** **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity, SO10 Landscape & Townscape and SO19 Town & Village Centres** All development will result in an increase in greenhouse gas emissions and waste production, additionally the scale of the proposed development will have negative impact upon the fishing lakes within the site and the ancient deciduous woodland within Broadoak Wood situated in the south-west and centre of the site as well as the deciduous woodland to the north and west of the site. Although, the application of Local Plan policies should mitigate any negative impacts. Furthermore, the lack of health services and facilities within Chiddingly, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against, although the provision of a health hub could help towards some degree of mitigation. **No significant effect: SO11 Historic & Cultural Heritage, SO15 Health & Wellbeing and SO20 Education & Skills** The scale of proposed development and the site's location mean 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 has not been taken forward for allocation because the site is detached from any settlement as well as services and facilities, together with potential impacts upon Broadoak Wood, which is considered a priority habitat of ancient deciduous woodland situated in the south-west and centre of the site, and the risk of harm to the fishing lakes within the site and the deciduous woodland to the north and west of the site. Furthermore, a archaeological assessment is required due to the existing industrial estate and site access onto the A22 is located within an archaeological notification area, as well as the potential need for improvements to the access to accommodate large-scale intensification if the development came forward.

SHELAA Ref: 1136/3090 **SITE:** Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1136/3090 SITE: Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently a business estate in the east with agricultural land to the west (greenfield). • The site is 16.77 ha in size and proposed for 390 (net) dwellings and 10,800m^2 (net) of employment floorspace by the applicant. • The is to the south of Holmes Hill (A22) to the south of Chiddingly and is surrounded by open countryside, with farmyards to the east and some residential dwellings on the opposite side of the A22 to the north. • 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. • Chiddingly is not classed as a sustainable development within the settlement hierarchy and lacks significant services and facilities and so any so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1136/3090 SITE: Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will still introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development, although there is a potential risk of groundwater flooding. • The site does have a small amount of surface water flooding risk along the southern and western boundary around the small stream that cuts through the southwest corner of the site. • The site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • To the west of the site is a small stream that flows into the Wick Street Stream, which runs along the western 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. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1136/3090 SITE: Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker
		S	M	L	Overall	Commentary
						mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing and employment floorspace will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1136/3090 SITE: Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker
		S	M	L	Overall	Commentary
						• Nonetheless, given the proposed use for housing in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the south and from the road to the north. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The Greenfield nature of some of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection, and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1136/3090 SITE: Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development would be out of keeping with surrounding land uses. • The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due to the existing agricultural use of the site, the semi-enclosed character of the area and the influence of the busy A22. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • Due to the lack of a detailed scheme for the site and the likelihood that landscape mitigation could be implemented, the effect on this SA Objective is considered to be uncertain at this time.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or within close proximity. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is currently vehicular access to the A22 from the site, although the Highway Authority will need to be consulted to determine whether the existing access would require improvements to accommodate further intensification. • There is currently no pedestrian access to the site, although there is a footpath on the opposite side of the A22.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1136/3090 SITE: Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker
		S	M	L	Overall	Commentary
						• The nearest train station is at Berwick, approx. 3.5 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is at the Nash Street to the north-west of the site, however there is no pedestrian connectivity to the bus stop is currently. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this stage that the site requires third-party land in order to provide a suitable vehicular access and the transport measures are 'unknown'.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 390 (net) dwellings. • However, due to the size of the sustainable developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a 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 nearest health services (GP, dentists, pharmacy) are in Hailsham, approx. 2.8 miles to the southeast of the site. The nearest hospital is in Eastbourne, approx. 7.5 miles to the south-east • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre) however these are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week).

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1136/3090 SITE: Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker
		S	M	L	Overall	Commentary
						• A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approx. 1.4 miles of the site, although access would still likely be by private car. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
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 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 10,800m^2 of employment floorspace provision therefore it is considered that the site would have major positive effect over all timescales on this SA Objective. Furthermore, jobs may be created in the short term in relation to construction, having a major positive effect.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1136/3090 SITE: Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker
		S	M	L	Overall	Commentary
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from Chiddingly and any other identified settlement or local facilities and amenities. • Chiddingly has limited services and facilities, and potential future residents are likely to travel to Hailsham and Polegate or shop online. • The site is not proposing any retail floorspace. • The site is accessible by vehicles. • The site is currently not accessible to pedestrians as there is no footpath along the south side of the A22 connecting the site to the bus stop at the Nash Street, which would provide some sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The site is for employment use only the development of this site would not put any additional demand on the education system within the district. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS: SHELAA Ref: 1136/3090 SITE: Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker																				
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Chiddingly is not classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement.

	Major positive effects: SO14 Housing and SO18 Economy & Employment The site promotor has proposed a mix of residential (390 net dwellings) and employment development (10,800m^2 net employment floorspace), which would make a positive contribution to the district's housing and employment floorspace needs. However, the details are lacking as to the type of employment floorspace provided and any affordable housing provision etc. **Minor positive effects: SO9 Biodiversity** As the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO15 Health & Wellbeing** 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 impacts. Furthermore, the lack of health services and facilities within Chiddingly, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against, although the provision of a health hub could help towards some degree of mitigation. **No significant effect: SO11 Historic & Cultural Heritage, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean 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 has not been taken forward for allocation because the site is detached from any settlement as well as services and facilities, together with increasing pressure on the existing capacity of the clinical area. Furthermore, the existing industrial estate would need improvements to the existing access to accommodate large-scale intensification if the development came forward.

SHELAA Ref: 1137/3090 **SITE:** Land at Nash Street Farm, A22, Lower Dicker

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1137/3090 SITE: Land at Nash Street Farm, A22, Lower Dicker
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently a business estate in the east with agricultural land to the west (greenfield). • The site is 1.37 ha in size and proposed for 34 (net) dwellings and 3,425m^2 (net) of employment floorspace by the applicant. • The site is to the north of Golden Cross (A22) to the south of Chiddingly and is surrounded by open countryside to the north, east and west, and a mix of detached residential housing within large curtilages and areas of commercial development to the south with open countryside to beyond the A22. • 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. • Chiddingly is not classed as a sustainable development within the settlement hierarchy and lacks significant services and facilities and so any so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will still introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1137/3090 SITE: Land at Nash Street Farm, A22, Lower Dicker
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The entire site is in Flood Zone 1, which is suitable for development and there is a potential risk of groundwater flooding. • The site is not at risk surface water flooding, and the implementation of mitigation methods would benefit the surrounding area. • The site is within an area of groundwater concern so there is some potential groundwater flood risk, however this is difficult to predict. Further investigation would be required if development came forward. • The impact is considered uncertain at this time.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • To the west of the site is a small stream that flows into the Wick Street Stream, which runs along the western 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. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1137/3090 SITE: Land at Nash Street Farm, A22, Lower Dicker
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The site comprises some greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• Development of the site could introduce more light pollution to the area, which is classed as being on the fringe of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing and employment floorspace will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposed use for housing and employment in this location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1137/3090 SITE: Land at Nash Street Farm, A22, Lower Dicker
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the south and from the road to the north. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The Greenfield nature of some of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection, and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a rural location and development would be out of keeping with surrounding land uses.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1137/3090 SITE: Land at Nash Street Farm, A22, Lower Dicker
		S	M	L	Overall	Commentary
						• The site is considered to be of low to moderate sensitivity within the Council's landscape evidence base primarily due the existing commercial development along the A22 that limits the tranquillity of the site. • The site is located near the Hackhurst Lane Industrial Estate although the site is not well enclosed due to the linear low hedgerows in the area. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be no significant effect but could be positive through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There is a Grade II listed building to the north of the site (on the opposite side of Nash Street from the site) called Robin Mead, however this is at a distance where it is considered there would be no impact on the listed building or its setting from the development of this site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access to Nash Street from the site. However, the existing access is currently a field gate onto a farm track, therefore development would require

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1137/3090 SITE: Land at Nash Street Farm, A22, Lower Dicker
		S	M	L	Overall	Commentary
						substantial improvements to this access including the removal hedgerows for visibility splays. • There is currently no pedestrian access to the site, as there are no footpaths along Nash Street in this location. • The nearest train station is at Berwick, approx. 3.5 miles south of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is at the Nash Street to the west of the site, however there is no pedestrian connectivity to the bus stop is currently. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered uncertain at this time as much will depend on the provision of a footpath to provide pedestrian connectivity between the site and the bus stop along the A22 and whether the site comes forward for development in conjunction with adjacent sites.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 34 (net) dwellings. • However, due to the size of the sustainable developable area of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GP, dentists, pharmacy) are in Hailsham, approx. 2.8 miles to the southeast of the site. The nearest hospital is in Eastbourne, approx. 7.6 miles to the south-east • The Hailsham clinical area is currently operating within 72% of the clinical space it requires and whilst a health hub is planned, this might not be able to go ahead due to funding and increasing construction costs.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1137/3090 SITE: Land at Nash Street Farm, A22, Lower Dicker
		S	M	L	Overall	Commentary
						• The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Hailsham (Freedom Leisure Centre) however these are accessible by public transport as Golden Cross has a regular bus service (numerous services 7 days a week). • A new community sports hub is planned on land within Hellingly Parish at Lower Horsebridge which would bring sports facilities within approx. 1.3 miles of the site, although access would still likely be by private car. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
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 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 3,425m^2 of employment floorspace provision therefore it is considered that the site would have major positive effect over all timescales on this

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 1137/3090 SITE: Land at Nash Street Farm, A22, Lower Dicker
		S	M	L	Overall	Commentary
						SA Objective. Furthermore, jobs may be created in the short term in relation to construction, having a minor positive effect.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from Chiddingly and any other identified settlement or local facilities and amenities. • Chiddingly has limited services and facilities, and potential future residents are likely to travel to Hailsham and Polegate or shop online. • The site is not proposing any retail floorspace. • The site is accessible by vehicles. • The site is currently not accessible to pedestrians as there is no footpath along Nash Street connecting the site to the Nash Street bus stop along the A22, which would provide some sustainable transport access to services and facilities further afield. • Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The site is for employment use only the development of this site would not put any additional demand on the education system within the district. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	SHELAA Ref: 1137/3090 SITE: Land at Nash Street Farm, A22, Lower Dicker																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	The site does not currently benefit from planning permission nor any application for development. Chiddingly is not classed as a sustainable settlement as it is considered to be a residential settlement within the Council's settlement hierarchy, it has limited services and facilities. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is isolated and detached from Chiddingly, an unsustainable settlement according to the settlement hierarchy, and does not relate to any other sustainable settlement. The site has poor access to services and facilities and any future residents of this site would need to travel to Hailsham and further afield, by either public transport or private car, to access these. The site lies outside of any proposed development boundary; therefore, it does not conform with the overall strategy for development within Wealden as a whole as it is isolated from any sustainable settlement.

	Major positive effects: None **Minor positive effects: SO9 Biodiversity, SO14 Housing and SO18 Economy & Employment** The site promotor has proposed the site for either residential (34 net dwellings) or employment development (3,425m2 net employment floorspace), which would make a positive contribution to the district's housing and employment floorspace needs. However, the details are lacking as to the type of employment floorspace provided and any affordable housing provision etc. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for biodiversity net gain. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO15 Health & Wellbeing** 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 impacts. Furthermore, the lack of health services and facilities within Chiddingly, together with the clinical area working at 72% of existing capacity, and the accessibility issues with reaching services in Hailsham means it is likely that there will be minor negative effects against, although the provision of a health hub could help towards some degree of mitigation. **No significant effect: SO11 Historic & Cultural Heritage, SO19 Town & Village Centres and SO20 Education & Skills** The scale of proposed development and the site's location mean 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 has not been taken forward for allocation because the site is detached from any settlement as well as services and facilities, together with increasing pressure on the existing capacity of the clinical area. Furthermore, a significantly upgraded vehicle and pedestrian access to the site from Nash Street would also required consideration, including the provision of pedestrian footways to connect the site with the A22. This would likely require the removal of significant vegetation and therefore it is uncertain if this would be achievable.